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Employment and Industry 2009

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A Message from York Regional Council

Employment & Industry 2009 provides insight on employment and industry trends in The Regional Municipality of York, along with summaries of economic indicators and the national and provincial economies.

Despite the economic downturn, York Region posted moderate growth of just over 1,000 jobs, or 0.2 per cent between 2008 and 2009, outpacing national, provincial and Greater Toronto Area economies, which all posted employment declines.

Over the previous 11 years between 1998 and 2009, employment in York Region grew at an average annual rate of 3.5 per cent. Businesses with more than 100 employees experienced especially strong growth, up 47 per cent, while businesses with more than 500 employees increased their ranks by 21 firms since 1998. There are now 55 firms with more than 500 employees in York Region.

The past decade saw a progressive shift towards service-producing jobs, which now account for 76 per cent of total employment. The fastest-growing industry sectors were business services, personal services and finance and insurance services.

Manufacturing remains the largest employment sector in York Region, even though employment in this sector decreased from 77,800 jobs (26 per cent) in 1998 to 75,300 jobs (17 per cent) in 2009.

As of mid-year 2009, there were 493,000 jobs in 28,000 businesses across York Region.

York Regional Council will continue to support this regular monitoring of employment and economic trends as a means to evaluate and guide Regional policies, promote economic vitality and develop strong, sustainable communities.

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Employment and Industry 2009

Highlights

Employment and Industry Report Highlights

The York Region Employment and Industry Report 2009 includes sections on the national and provincial overview, an outlook for the economy in 2010, as well as a detailed summary of the 2009 York Region Employment Survey. Recent economic variability should be considered when reviewing the following analysis.

National and Provincial Overview

- Despite the global economic challenges that arose in 2009, the Canadian economy is forecast to recover gradually throughout 2010 and into 2011.
- Each province was affected by the recession, and none are expected to post any real GDP growth overall for the year 2009.
- Between mid-year 2008 and mid-year 2009, employment declined by 1.9% (-330,000 jobs) across Canada.
- Goods-producing and industrial sectors accounted for the majority of employment losses.
- Manufacturing accounted for over two-thirds (68%) of total employment losses in Canada, mid-year 2008 to mid-year 2009.
- Between 2004 and 2009, manufacturing employment in Canada declined at an average annual rate of 5%, shedding over half a million jobs.
- By the third quarter of 2009, Canada's Real GDP grew by 1% after falling 3.4% the previous quarter.
- Ontario was one of the hardest hit provinces during the economic downturn, with total losses of approximately 194,000 jobs, or -2.9% between mid-year 2008 and mid-year 2009.
- Coinciding with the beginning of York Region's summer survey period, Ontario's unemployment rate rose in May 2009 by 0.7% to 9.4%, the highest in 15 years. By December 2009, the rate had dropped slightly to 9.3%.
- Since the summer, U.S. incentives have temporarily increased auto sales which assisted Ontario's manufacturing sector.
- Employment levels in other industries also began to rebound in the second half of 2009, as Ontario posted moderate employment gains (+23,300 jobs, July to December).

Outlook for 2009

- With the worst of the economic downturn occurring in 2009, growth is forecast to continue improving throughout 2010.
- Canada's economic recovery is expected to be smoother than that of other countries which were harder hit by the economic downturn.
- The U.S. is aiding in Ontario's economic recovery through incentives which promote consumer spending on goods such as automobiles.
- Ontario is forecast to experience Real GDP growth of 2.4% in 2010 (RBC Economics, December 2009).
- From the York Region Employment Survey 2009, the number of firms that indicated they plan on hiring additional staff was down slightly from approximately 15% in 2008, to 13% in 2009.

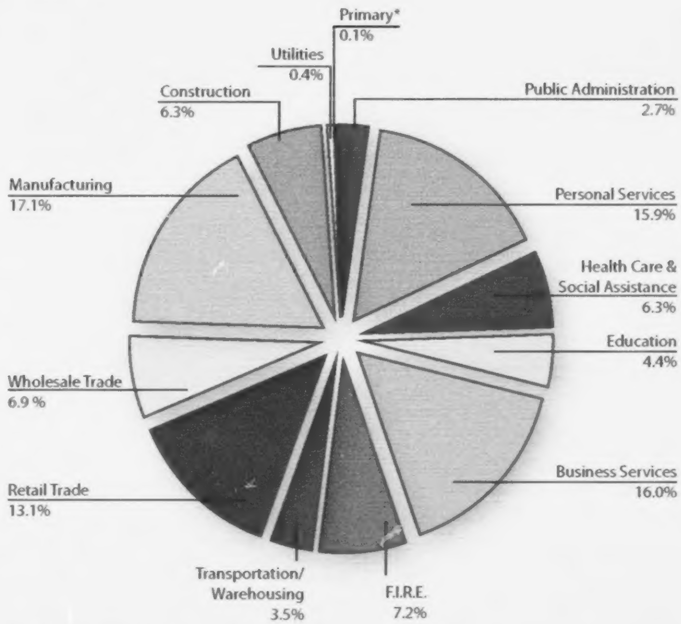
York Region 2009 Employment Survey Highlights

- In partnership with York's local municipalities, the Region conducts a survey of all businesses in York Region each year over the summer months.
- There were an estimated 493,000 jobs and 28,000 businesses in York Region in 2009.

- Between 2008 and 2009, York Region employment grew by just over 1,000 jobs, or approximately 0.2%. This moderate growth outperformed national, provincial, and GTA economies, which all posted employment declines.
- York Region employment has grown at an average annual employment growth rate of 3.5% between 1998 and 2009 (+138,200 jobs), which also outpaced national and provincial growth rates over the same eleven year period.
- Service-oriented jobs account for approximately 76%, which is consistent with an urban setting.
- Over the last eleven years, strong employment growth was evident in a number of sectors, with health care and social assistance, F.I.R.E. (finance, insurance and real estate), and business services, all increasing by more than 80%.
- The fastest growing industry sectors between 2008 and 2009 were among the services-producing sector: personal services; business services; and, finance and insurance.
- Personal services and business services have grown to rival manufacturing as the largest sectoral groupings in York Region, each accounting for approximately 16-17% of total employment.
- Manufacturing remains the largest sector in the Region, even with a decline of 0.3% in employment between 1998 and 2009. The proportion of manufacturing employment decreased from 26% (or 77,800 jobs) in 1998 to 17% (or 75,300 jobs) in 2009.
- Local manufacturers have experienced employment declines over the last several years. Losses of approximately 5,000 jobs were recorded between 2006-2007 and 2007-2008.
- Between 2008 and 2009, manufacturing employment in York Region declined 10.5% or by approximately 8,800 jobs. Despite the decline, York's manufacturing sector has fared relatively well in avoiding the magnitude of manufacturing losses recorded at the national, provincial, and GTA level.
- York Region staff will continue to monitor manufacturing employment trends and report periodically on key findings.
- A full account of the 2009 proportion of employment by industry sector is graphically illustrated in Figure 1.
- Employment in York Region is predominantly comprised of full-time workers, at 75.4%, compared to 80.7% in Ontario.
- Surveyed firms are asked if they are directly involved in exporting. Three sectors reporting significant involvement in exporting are: manufacturing (43%), wholesale trade (27%) and business services (13%).
- The vast majority (84.9%) of firms in the Region employ less than 20 employees. In turn, medium sized firms (20 to 99 employees) represent 12.3% of firms, large firms (100 to 499 employees) account for 2.5% (or 700 businesses) and very large firms for 0.3% (or 55 businesses), respectively.
- The number of large and very large firms in York Region has grown significantly since 1998, with increases of 46% (+220 firms) in large businesses and 62% (+21 firms) in very large businesses.

Employment by Industry Sector, 2009

Figure 1



Note: Total may not add due to rounding
Source: York Region Planning and Development Services Department, 2009
*Primary Sector consists of Agriculture, Forestry, Fishing & Hunting and Mining & Oil & Gas Extraction

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Introduction

The Employment and Industry Report 2009 provides an analysis of the information gathered in the 2009 York Region Employment Survey. This survey, which monitors the location, type and characteristics of businesses in York Region, supports the Regional Official Plan's goal of Economic Vitality to "create a competitive and flexible economic environment that encourages investment and diversity of employment opportunities". Specifically, policy 4.1.9 states it is the policy of council to "research and analyze the Region's economy, including conducting an annual comprehensive survey of York Region businesses in partnership with local municipalities".

The York Region Employment Survey provides insight into the business and employment opportunities across the Region, and helps monitor the impacts of global economic trends on the Regional economy. The survey provides data for the York Region Business Directory, sectoral analyses, employment area profiles, and promotional activities.

The information collected through the survey is also used as background data for various purposes, such as land use planning, forecasting, infrastructure planning and co-ordinating services. The York Region employment survey is made possible through a municipal partnership with all municipalities. This report contains profiles for all nine local municipalities.

An overview of the national and provincial economies, as well as an outlook for 2010, are also included in this report.

Vision for a Sustainable Economy

The Employment and Industry Report 2009 can be used as a tool to monitor employment trends in York Region and supports the theme area of Economic Vitality, as outlined in Vision 2026 and the York Region Sustainability Strategy. It provides information on the current employment and economic climate, enabling York Region to better respond to emerging trends and specific industry requirements.

Background Methodology

This report is based on business information collected in the York Region Employment Survey, which was conducted between May and August 2009. The primary method of data collection was door-to-door interviews, with supplemental information obtained through e-mail, phone, and fax submissions. Where data could not be updated for a particular business, the most recent information available from previous surveys was utilized.

The 2009 survey was a comprehensive Region-wide survey of all businesses across York Region (excluding farm and home-based businesses). Survey data is aggregated at the traffic zone level of detail, which divides the Region in 355 smaller geographic areas. By focusing on employment at the traffic zone level, this survey allows for a detailed examination of local trends and provides information about employment areas at a level that is useful for investment and economic development decisions. At the aggregated level, this analysis offers an indication of how the York Region economy is performing, helps track local municipal performance, and helps determine whether the economic development goals of York Region are being met. In particular, the overall analysis aids in monitoring whether an adequate number of jobs are being generated in the Region to match the growing population.

York Region's first comprehensive Region-wide employment survey occurred in 1998, when 21,000 businesses were recorded. Subsequently, the annual survey targeted key employment areas up to 2006, consisting of high-growth areas, designated employment areas and Regional centres. With the assistance of local municipalities, York Region was able to complete comprehensive Region-wide surveys of all businesses in 2007, 2008, and 2009. It is the Region's intention that all future employment surveys be comprehensive in nature.

National Economic & Employment Overview

The recent economic slowdown in global financial markets has resulted in an unprecedented economic climate. While the most current data and forecasts were utilized in analysis as of the time of writing (December 2009), the changing nature of the economy should be kept in perspective for both the National and Provincial Economic & Employment Overviews, as well as the Short Term Economic Outlook section.

National Manufacturing Employment

Figure 2

Source: Statistics Canada, Labour Force Survey, seasonally adjusted data

From recession to signs of recovery

Over the past year, the recession that began with the global events of September 2008 took a toll on all economic activity across the country.

Based on data from Statistics Canada's Labour Force Survey, and looking at time periods comparable to the York Region Employment Survey, national employment levels fell 1.9% from mid-year 2008 to mid-year 2009 (-330,000 jobs). Hardest-hit over this time period were goods-producing industries, which were down by 8.5% (-359,000 jobs). Comparatively, services-producing employment levels were maintained and posted a slight gain of 0.2% (+26,000). Nationally, manufacturing was the sector posting the largest decline over this recessionary period, dropping over 11% from mid-year 2008 to mid-year 2009. The one-year decline in manufacturing (mid-year to mid-year) was over 227,000 jobs, accounting for over two-thirds of total national job losses.

Manufacturing has received significant attention due to the sheer volume of job losses incurred. Manufacturing employment has in fact been on the decline nationally since 2004, and has averaged an annual decrease of approximately 5% per year over the five-year period from mid-year 2004 to mid-year 2009, totalling job losses of over half a million. Subsequently, the economic downturn has served to accelerate a recent trend in this industry. Figure 2 displays national manufacturing employment, one year out from the downturn.

Most of the other industries posting significant declines over the mid-year 2008 to mid-year 2009 period were also industrial sectors: construction (-7.3%, or 96,100 jobs), transportation and warehousing (-5.0%, or 43,100 jobs), and trade (-1.4%, or 37,200 jobs; includes both wholesale trade and retail trade). Also down significantly was accommodation and food services (-3.8%, or 44,200 jobs), when combined with retail, reflects tightened discretionary spending by consumers in the midst of economic uncertainty.

Since the recession affected all regions across Canada, no province is expected to achieve any real GDP growth for the year 2009. However, with financial markets and the global economy beginning to recover, a return to positive growth is expected during 2010 (Conference Board of Canada, 2009).

For the third quarter of 2009, Canada's real GDP expanded approximately 1% (annualized) after falling 3.4% during the second quarter (Statistics Canada, December 2009).

Since the 2009 summer survey period, national employment levels also began to improve. From October to November 2009, some encouraging employment growth was recorded. These were driven by gains in the service sector, but also included good news from the battered manufacturing sector. Sectoral gains included: manufacturing (12,600 jobs), finance & real estate (12,200 jobs), public administration (11,300 jobs), and professional services (10,000 jobs) (BMO Economics, December 2009).

National employment levels are forecast to finish at -1.6% for the calendar year 2009, improving upon the 1.9% decline from mid-year 2008 to mid-year 2009, and reflecting the job gains noted from October to November. In comparison, employment levels in the United States are forecast to end 2009 at -3.7%. This indicates Canada's employment sectors have been able to withstand the economic downtown relatively well compared to our southern neighbour.

Following the U.S., a slow economic recovery is forecast for Canada in 2010, with the expectation Canada's economy will be significantly recovered from the recession by 2011 (RBC Economics, December 2009). It should be noted that there is much debate about the nature and strength of recovery, with some experts anticipating a "V" shaped recovery (graphically), and others a double dip "W"-shaped recovery.

Provincial Economic & Employment Overview

Emerging from one of the hardest recessions since the early 1990's, Ontario's economy ended 2009 on a note of promise.

Ontario was one of the hardest-hit provinces during the economic downturn. Looking at a time period consistent with the York Region Employment Survey, Ontario's employment levels declined 2.9% from mid-year 2008 to mid-year 2009 (-194,000 jobs), one percentage point below the national average (Statistics Canada Labour Force Survey, 2009).

Coinciding with the start of York Region's 2009 summer survey, Ontario experienced a substantial employment decline in May of 60,000 jobs. Ontario's unemployment rate in May rose by 0.7 percentage points from the previous month to 9.4%, the highest in 15 years. By December 2009, the rate had dropped slightly to 9.3%.

Over the mid-year 2008 to mid-year 2009 period, declines in goods-producing industries reached double digit percentages in Ontario (-11.8%, or -187,700 jobs), as did nearly all the goods-producing sub-sectors: forestry, fishing, mining, oil and gas; utilities; construction; and manufacturing.

Since Ontario has a greater concentration of manufacturing than the country as a whole, the Province did not escape unaffected from the downward employment trend in manufacturing seen across Canada. With a loss of close to 125,000 jobs from mid-year 2008 to mid-year-2009 (-13.5%) and a decline in May 2009 alone of 58,000 jobs, Ontario's manufacturing sector has struggled.

Table 1 gives an overview of several economic indicators for Ontario.

Economic & Employment Percentage Changes, Ontario
Table 1

	2006	2007	2008	2009f	2010f
Real GDP	2.4%	2.3%	-0.5%	-3.2%	2.4%
Employment	1.5%	1.6%	1.4%	-2.4%	1.1%
Unemployment Rate	6.3%	6.4%	6.5%	9.1%	9.7%
Retail Sales	4.1%	3.9%	3.5%	-2.7%	3.8%
Housing Starts	-6.8%	-7.2%	10.9%	-33.8%	30.0%
Consumer Price Index	1.8%	1.8%	2.3%	0.3%	1.3%

Note: All variables are year over year change, except Unemployment Rate
f=forecast
Source: RBC Economics Research, December 2009

There is evidence that Ontario's economy has already begun to recover. Since the summer, the automotive sector has seen growth in employment and sales. This is partially due to U.S. incentive programs encouraging the purchase of new, more fuel-efficient vehicles. Other industries which have contributed to a gain in seasonally-adjusted employment in Ontario since mid-year 2009 (+23,300 jobs, July to December) are: construction; forestry, fishing, mining, oil and gas; finance, insurance and real estate; professional, scientific and technical services; and, educational services.

Short Term Economic Outlook

Economic turnaround is expected to continue in 2010. The U.S. economy is providing opportunities for provincial economies to begin to recover. Almost all governments at the federal, provincial and municipal levels have initiated extensive infrastructure spending programs which will be in full force for 2010 (RBC Economics, December 2009). Despite the encouraging signs, unemployment rose in 2009 and is still expected to continue to rise throughout 2010. Nonetheless, Canada's forecasted economic performance is expected to jump ahead of the recovery of other nations in 2010.

For Ontario in 2010, the economy will be helped by recovering U.S. demand, spurred by programs to promote domestic spending on goods such as automobiles, as well as incentive and financial policies. Although the economy is expected to improve, the anticipated pace of recovery will be sluggish (especially in the hard-hit manufacturing sector). Economists at major Canadian institutions are forecasting gradual employment gains in 2010, as firms will want to use their current workforce to the fullest potential before expanding. Real GDP in Ontario is anticipated to grow by 2.4% in 2010, while employment is forecast to increase by 1.1% during the same period (RBC Economics, December 2009), which would be slightly below the national average. In the case of employment, the expected gains would not make up for the substantial losses during the recession until sometime in 2011 (Statistics Canada, December 2009).

Locally, short term hiring intentions among York Region businesses appear to have changed slightly over the previous year. More than half of firms were not expecting to hire in the short-term, and there was a decline of 2.2% for businesses which do expect to hire. This is likely a function of the unclear economic environment at the time of the survey, as the signs of recovery only began to emerge in the later half of 2009. In 2009, approximately 13% of survey respondents indicated that they would be hiring additional staff (see Table 2).

York Region Business Hiring Intentions, 2008 & 2009
Table 2

"Are You Hiring Within the Next Three Months?"	2008	2009
Yes	14.8%	12.6%
No	44.8%	51.3%
Unsure	40.4%	36.1%
Total	100.0%	100.0%

Source: York Region Planning and Development Services Department, 2009

Going forward into 2010, the business outlook for York Region appears better positioned than provincial and national scenarios. A number of projects are currently under construction across the Region, with Industrial, Commercial and Institutional (ICI) building permit values for the first ten months of 2009 totalling nearly $500 million (+2.6% compared to the same period in the previous year). This building activity will provide local employment opportunities both in the construction phase and upon completion.

York Region Employment Analysis

York Region employment levels maintained through economic downturn

Employment growth in York Region was restrained in 2009, due to the effects of the global economic climate. While all of Canada, Ontario, and the Greater Toronto Area posted employment declines from 2008 to 2009, York Region was successful in posting a moderate gain of approximately 1,000 jobs, or 0.2% growth (see Table 3).

Between 1998 and 2009, employment grew by approximately 138,200 (+46%), an average annual rate of 3.5%. This growth rate has outpaced both the national and provincial growth rates over the past eleven years (see Table 4).

As of mid-year 2009, there were approximately 493,000 jobs in 28,000 businesses across York Region. Figure 3 illustrates employment change in York Region from 1998 to 2009.

Comparison of Average Annual Employment Growth, 2008 to 2009

Table 3

Year	Canada	Ontario	GTA*	York Region
Goods-Producing	-8.5%	-11.8%	-18.1%	-6.9%
Services-Producing	0.2%	-0.1%	2.5%	4.7%
All Industries	-1.9%	-2.9%	-1.9%	0.2%

*Approximated by the Toronto Economic Region
Source: Statistics Canada Labour Force Survey & York Region Employment Survey

Comparison of Average Annual Employment Growth, 1998 to 2009

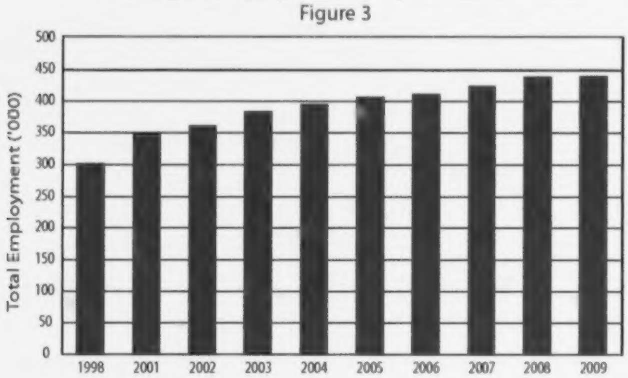
Table 4

Year	Canada	Ontario	GTA*	York Region
Goods-Producing	0.0%	-0.7%	-1.0%	0.9%
Services-Producing	2.1%	2.3%	2.8%	4.5%
All Industries	1.6%	1.6%	2.0%	3.5%

*Approximated by the Toronto Economic Region
Source: Statistics Canada Labour Force Survey & York Region Employment Survey

York Region Employment Survey Totals 1998-2009

Figure 3



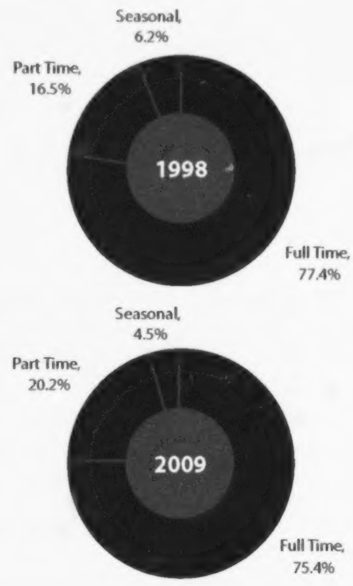
Note: Survey data not available 1999 & 2000
Figures represent unadjusted survey total; do not include farm and home-based businesses
Source: York Region Planning and Development Services Department, 2009

Employment in York Region is predominantly full-time

Employment in York Region is predominantly comprised of full-time workers. According to the 2009 York Region Employment Survey, approximately 75% of employment was full-time. This supports the long-term Regional trend of predominantly full-time employment, which is evidenced in a relatively stable percentage of full-time jobs between 1998 and 2009. In contrast, 20% of employment was comprised of part-time workers, which represents an increase from the 16.5% observed in the 1998 employment survey. Moreover, the proportion of seasonal employment dropped from 6.2% in 1998 to 4.5% in 2009 (see Figure 4).

Employment by Type of Worker, York Region, 1998 and 2009

Figure 4



Source: York Region Planning and Development Services Department, 2009
Note: Totals may not add due to rounding

The sustained strength in full-time employment continues to bode well for York Region, since these positions normally provide increased stability, income, and opportunities for growth. It is a good indication that York Region's share of full-time employment has remained relatively unchanged from 2008 to 2009 (75.9% vs. 75.4%).

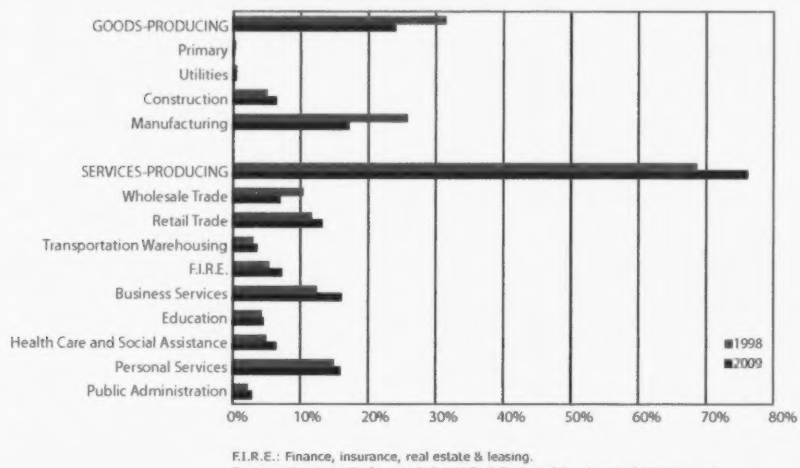
However, part-time employment has experienced strong growth, increasing its proportion of total employment from 16.5% in 1998, to 20.2% in 2009. This growth is likely related to the strong population growth in York Region, which has produced increased demand for service-producing industries such as retail trade. With the exception of the economic challenges of the past year, the past eleven years has seen strong national consumer confidence, creating an atmosphere that encouraged domestic spending, and subsequently demand for goods and services.

The decrease in the proportion of seasonal employment is primarily the result of strong growth in traditionally non-seasonal industries such as professional, scientific, and technical services. Therefore, the result has been a greater proportion of employment focused in non-seasonal industries, but not an overall decrease in the number of seasonal jobs (seasonal job totals have remained relatively stable at just under 20,000 jobs in both 1998 & 2009).

A service-oriented employment base in York Region

Service-oriented jobs account for approximately 76% of total employment in York Region, an increase from 69% in 1998. Nationally, service-oriented jobs account for 73% of employment. York's higher proportion of services-oriented employment is consistent with a traditional urban setting. This may be attributed to the existence of a highly skilled workforce in York Region, which is able to respond to complex business needs. Moreover, mechanization and productivity increases have decreased the need for a large number of employees per business in the goods-producing sectors. The most prevalent sectors within service-oriented employment include business services, personal services, and retail trade (see Figure 5).

Distribution of Employment by Industry, York Region, 1998 & 2009
Figure 5



F.I.R.E.: Finance, insurance, real estate & leasing.
Business Services: Professional, Scientific & Technical Services and Management, Administration and Other Support Services.
Personal Services: Information, Culture & Recreation; Accomodation & Food Services; and Other Services.
Unclassified: Insufficient data available to classify industry.

Note: Data based on comparable areas surveyed in 1998 and 2009 York Region Employment Surveys.
Excludes most home and farm-based businesses.
Jobs with an unclassified business activity have been redistributed based on the distribution of known industries
Source: York Region Planning & Development Services Department

Since 1998, strong employment growth was evident in a number of services-producing sectors. Health care and social assistance, F.I.R.E. (finance, insurance and real estate) and business services all increased their employment totals by more than 80% over the last eleven years.

The three fastest-growing industries between 2008 and 2009 were all in the services-producing sector, and most were related to knowledge-based or creative industries: personal services (including information & cultural industries, arts, entertainment and recreation); business services (including management of companies and enterprises); and, finance and insurance. Other industries posting strong growth were health care and social assistance, and education services.

Increases observed in retail trade and personal services (information, culture and recreation; accommodation and food services; and other services) can be attributed to the increased demands of a rapidly expanding population.

Personal services and business services have grown to today rival manufacturing as the largest sectoral groupings in York Region, each accounting for approximately 16% of total employment.

Manufacturing remains the largest employment sector

Manufacturing remains the largest employment sector in York Region accounting for 17% of total employment (75,300 jobs). This represents a decrease from 1998, when manufacturing employment accounted for 26% of total employment (77,800 jobs). The decrease in the proportion of manufacturing employment is the result of recent declines in manufacturing employment coupled with rapid growth in service-producing industries such as business and personal services, public administration, health care & social assistance and retail trade.

Although manufacturing employment levels in 2009 are not very different from 1998 (-0.3%), there has been an increase and subsequent decline over the time period, as local manufacturers have reduced jobs at an average rate of 4,000 per year over the last four years. Between 2008 and 2009, the decline in manufacturing employment in York Region was magnified by the recession, as jobs were down approximately 8,800 (-10.5%). While these declines are not insignificant, York Region's manufacturing sector has nonetheless fared relatively well. Considering that manufacturing makes up a larger percentage of York's total employment than any of Canada, Ontario, or the GTA, York Region is fortunate to be emerging from the economic downturn having avoided the large-scale manufacturing losses experienced in the larger economies. The job losses that did occur were the result of existing manufacturers downsizing and the closure of a small number of businesses in the sector. York Region staff will continue to monitor manufacturing employment trends.

While manufacturing levels have remained relatively stable between 1998 and 2009, changes in the distribution between sub-sectors can be observed. Losses in transportation equipment (-2,600 jobs), furniture and related product (-2,400 jobs), and plastics & rubber (-1,500 jobs) manufacturing sub-sectors were recorded since 1998.

Based on the areas surveyed, from 1998 to 2009, slight employment decreases were seen in manufacturing (-2,600 jobs), primary (-300 jobs), and wholesale trade (-1,000 jobs). A full account of employment by industry comparing 1998 & 2009 and 2008 & 2009 levels can be seen in Tables 5 and 6, respectively:

York Region Employment Change by Industry, 1998 & 2009

Table 5

Industry Sector	Number of Jobs in 1998	Number of Jobs in 2009	Change 1998-2009	Percentage Growth 1998-2009
Business Services	37,370	70,570	33,200	89%
Personal Services	45,010	70,020	25,010	56%
Retail Trade	35,050	57,760	22,710	65%
Finance, Insurance, Real Estate & Leasing	15,940	31,540	15,600	98%
Health Care and Social Assistance	14,780	27,810	13,030	88%
Education	12,580	19,570	6,990	56%
Transportation/Warehousing	8,910	15,600	6,690	75%
Public Administration	6,550	12,040	5,490	84%
Wholesale Trade	31,340	30,330	-1,010	-3%
SERVICES-PRODUCING	207,540	335,230	127,700	62%
Construction	14,950	27,950	13,000	87%
Utilities	1,350	1,570	210	16%
Primary	920	590	-330	-36%
Manufacturing	77,830	75,250	-2,580	-3%
GOODS-PRODUCING	95,050	105,350	10,300	11%
Unclassified	110	210	N/A	N/A
TOTAL ALL INDUSTRIES	302,700	440,790	138,090	46%

Source: York Region Planning and Development Services, 2009
(1) Unadjusted employment totals, do not include home and farm based businesses
(2) Totals may not add due to rounding

York Region Employment Change by Industry, 2008 & 2009

Table 6

Industry Sector	Number of Jobs in 2008	Number of Jobs in 2009	Change 2008-2009	Percentage Growth 2008-2009
Business Services	66,980	70,570	3,580	5.3%
Personal Services	63,900	70,020	6,120	9.6%
Retail Trade	57,100	57,760	670	1.2%
Finance, Insurance, Real Estate & Leasing	29,540	31,540	2,000	6.8%
Health Care and Social Assistance	26,490	27,810	1,320	5.0%
Education	18,800	19,570	770	4.1%
Transportation/Warehousing	16,100	15,600	-500	-3.1%
Public Administration	11,840	12,040	200	1.7%
Wholesale Trade	29,550	30,330	780	2.7%
SERVICES-PRODUCING	320,300	335,230	14,940	4.7%
Construction	27,290	27,950	650	2.4%
Utilities	960	1,570	610	63.2%
Primary	780	590	-190	-248%
Manufacturing	84,100	75,250	-8,850	-10.5%
GOODS-PRODUCING	113,130	105,350	-7,780	-6.9%
Unclassified	6,330	210	N/A	N/A
TOTAL ALL INDUSTRIES	439,760	440,790	1,030	0.2%

Source: York Region Planning and Development Services, 2009
(1) Unadjusted employment totals, do not include home and farm based businesses
(2) Totals may not add due to rounding

A full account of businesses by industry comparing 1998 & 2009 and 2008 & 2009 levels can be seen in Tables 7 and 8, respectively:

Change in Businesses in York Region by Industry, 1998 & 2009

Table 7

Industry Sector	Number of Businesses 1998	Number of Businesses 2009	Change 1998-2009	Percentage Growth 1998-2009
Business Services	2,510	3,930	1,430	57%
Personal Services	4,430	6,320	1,890	43%
Retail Trade	3,940	5,330	1,390	35%
Finance, Insurance, Real Estate & Leasing	1,230	1,740	510	42%
Health Care and Social Assistance	1,220	2,180	960	79%
Education	530	950	420	79%
Transportation/Warehousing	360	440	80	21%
Public Administration	110	190	80	71%
Wholesale Trade	2,250	2,250	10	0%
SERVICES-PRODUCING	16,580	23,320	6,750	41%
Construction	1,250	1,530	280	22%
Utilities	22	40	18	82%
Primary	45	54	9	20%
Manufacturing	2,810	2,850	50	2%
GOODS-PRODUCING	4,130	4,480	350	9%
Unclassified	50	180	N/A	N/A
TOTAL ALL INDUSTRIES	20,750	27,980	7,230	34.8%

Source: York Region Planning and Development Services, 2009
(1) Unadjusted employment totals, do not include home and farm based businesses
(2) Totals may not add due to rounding

Change in Businesses in York Region by Industry, 2008 & 2009

Table 8

Industry Sector	Number of Businesses 2008	Number of Businesses 2009	Change 1998-2009	Percentage Growth 2008-2009
Business Services	3,550	3,930	380	11%
Personal Services	5,860	6,320	460	8%
Retail Trade	5,090	5,330	230	5%
Finance, Insurance, Real Estate & Leasing	1,630	1,740	110	7%
Health Care and Social Assistance	1,960	2,180	230	11%
Education	850	950	100	12%
Transportation/Warehousing	420	440	20	4%
Public Administration	180	190	10	4%
Wholesale Trade	2,140	2,250	110	5%
SERVICES-PRODUCING	21,680	23,320	1,650	8%
Construction	1,410	1,530	120	9%
Utilities	28	40	12	43%
Primary	46	54	8	17%
Manufacturing	2,700	2,850	160	6%
GOODS-PRODUCING	4,180	4,480	300	7%
Unclassified	1,430	180	N/A	N/A
TOTAL ALL INDUSTRIES	27,290	27,980	690	3%

Source: York Region Planning and Development Services, 2009
(1) Unadjusted employment totals, do not include home and farm based businesses
(2) Totals may not add due to rounding

Employees per business relatively stable

Analysis suggests that the average number of employees employed at a business has remained relatively stable between 1998 and 2009. In both 1998 and 2009, the average York Region business employed approximately 16 people. The most significant increases in average employees per sector observed during this time period were seen in transportation/warehousing, finance, insurance and real estate (F.I.R.E.), and manufacturing sectors. This is likely the result of an increase in both large and very large businesses in these categories. Significant declines in the average number of employees per business were observed in the utilities and primary sectors, which is consistent with the employment losses in these sectors between 1998 and 2009. A full account of York Region employees per business by industry is available in Table 9:

York Region Average Employees per Business by Industry
Table 9

Condensed Sectoral Groupings	Growth (%) Employment (1998-2009)	Average Number Employees per Business (1998)	Average Number Employees per Business (2009)
Public Administration	5.7%	66.7	63.4
Personal Services	4.1%	10.4	11.1
Health Care and Social Assistance	5.9%	12.3	12.7
Education	4.1%	23.7	20.7
Business Services	5.9%	17.6	17.9
F.I.R.E.	6.4%	15.5	18.1
Transportation/Warehousing	5.2%	29.9	35.9
Retail Trade	4.6%	9.1	10.8
Wholesale Trade	-0.3%	15.8	13.5
SERVICES-PRODUCING SUBTOTAL	4.5%	13.6	14.4
Manufacturing	-0.3%	27.9	26.4
Construction	5.9%	19.0	18.3
Utilities	1.3%	75.7	39.1
Primary	-4.0%	31.6	10.9
GOODS-PRODUCING SUBTOTAL	0.9%	25.5	23.5
TOTAL ALL INDUSTRIES	3.5%	16.0	15.8

Source: York Region Planning and Development Services, 2009

Small businesses most prevalent in York Region

The vast majority (85%) of firms in the Region employ less than 20 employees, down slightly since 1998 (see Table 10). This prevalence of small firms emphasises the importance of the small business entrepreneur in the Regional economy.

Businesses by Size, York Region, 1998, 2008 & 2009
Table 10

Business Size Category	1998	2008	2009
Small (1-19 employees)	17,600	23,100	23,800
Medium (20-99 employees)	2,600	3,400	3,400
Large (100-499 employees)	480	690	700
Very Large (500+ employees)	34	62	55
Total	20,800	27,300	28,000

Notes: Excludes farm and home-based businesses. Totals may not add due to rounding
Source: York Region Planning & Development Services Department, 2009

The number of large and very large firms in York Region has grown significantly since 1998, with increases of 46% to 700 firms in large businesses (100 to 499 employees) and 62% to 55 firms in very large businesses (over 500 employees). This strong growth reflects both the successful expansion of existing firms, and the overall attractiveness of York Region as a place to do business. Table 11 provides a listing of the top private sector employers in York Region for 2009:

Top Private Sector Employers in York Region 2009
Table 11

Rank	Company	Location	Number of Employees	Industry Description
1	IBM Canada Inc.	Markham	8600	Computer Systems Design and Related Services
2	Magna International Inc. *	York Region	7000	Manufacturer of Automotive Components and Systems
3	AMEX Canada Ltd.	Markham	4100	Management Consulting Services
4	Canada's Wonderland **	Vaughan	3150	Amusement and Theme Parks
5	CGI Information Systems	Markham	2000	Independant Adjusters for Insurance Claims
6	United Parcel Service Canada Ltd.	Vaughan	1900	Couriers
7	AMD Technologies	Markham	1750	Computer and Peripheral Equipment Manufacturing
8	TD Waterhouse Inc.	Markham	1650	Banking
9	Royal Group Inc. *	Vaughan	1500	Manufactures of Home Improvement, Consumers & Construction Products
10	The Miller Group *	Markham	1,350	Road Construction Engineering Services, Paving & Manufacture Asphalt
11	Con Drain Co. (1983) Ltd.	Vaughan	1,350	Water and Sewer Line and Related Structures Construction
12	Statefarm Insurance - Head Office	Aurora	1,200	Management of Companies and Enterprises
13	Allied International Credit	Newmarket	1,050	Collection Agencies
14	Ganz	Vaughan	1,000	All Other Wholesaler-Distributors
15	Canadian National Railways	Vaughan	950	Rail Transportation
16	Adastra Corporation	Markham	950	Computer Systems Design and Related Services
17	Showbiz Marketing	Markham	800	Advertising Agencies
18	Worldcolor	Aurora, Richmond Hill, Vaughan	800	Printing
19	Sears Canada National Service Centre	Vaughan	750	Warehouse Distribution and Transportation Maintenance
20	Allstate Insurance	Markham	750	Insurance Agencies and Brokerages
21	Canadian Automobile Association	Markham	750	Other Support Activities for Transportation
22	Nova Services Group Inc.	Vaughan	700	Janitorial Services
23	Grand & Toy	Vaughan	700	Distribution Centre for Office Supplies
24	MMM Group	Markham	700	Engineering Services
25	The Linkage Group Inc.	Markham	700	Advertising Material Distrubtion Services
26	Apotex	Richmond Hill	700	Pharmaceutical and Medicine Manfuacturing
27	AC Nielsen Canada	Markham	700	Marketing Research and Public Opinion Polling
28	Bonfield Construction	Vaughan	700	Commercial and Institutional Building Construction
29	MDS Analytical Technologies	Vaughan	650	Navigational, Measuring, Medical and Control Instruments Manufacturing
30	Rogers Cable	Richmond Hill	600	Wired Telecommunications Carriers
31	Acklands Grainger	Richmond Hill	550	Distributor of Industrial, Fleet and Safety Products
32	Anton Manufacturing	Vaughan	550	Manufacturer of Automotive Components and Systems
33	The Toronto Star Press Centre	Vaughan	550	Internet Publishing and Broadcasting
34	Toromont Industries Ltd.	Vaughan	550	Construction and Forestry machinery Wholesaler-Distributors
35	Wal-Mart	Richmond Hill	550	Retail Department Stores
36	Wal-Mart Supercentre	Vaughan	500	Retail Department Stores
37	407 ETR	Vaughan	500	Office Administrative Services
38	Giesecke & Devrient Security Care Systems	Markham	500	Security Systems Services
39	Homelife Bayview Realty Inc.	Markham	500	Offices of Real Estate Agents and Brokers
40	Kohl & Frisch Ltd.	Vaughan	500	Pharmaceuticals and Pharmacy Supplies Wholesaler-Distributors
41	Angus Glen Golf Club**	Markham	500	Golf Courses and Country Clubs
42	Clintar Groundskeeping Services **	Markham	500	Landscaping Services
43	Ceridian	Markham	500	Accounting, Tax Preparation, Bookkeeping and Payroll Services

Source: York Region Planning and Development Services Department, 2008 and 2009.
Note: This table represents private-sector employers with 500 or more employees working in York Region.
*Includes employees of subsidiary companies located in York Region.
**This includes seasonal employees.

Exporting activities concentrated in several key sectors

Surveyed firms are asked if they are directly involved in exporting. Three sectors reporting significant involvement in exporting are: manufacturing (43%), wholesale trade (27%) and business services (13%).

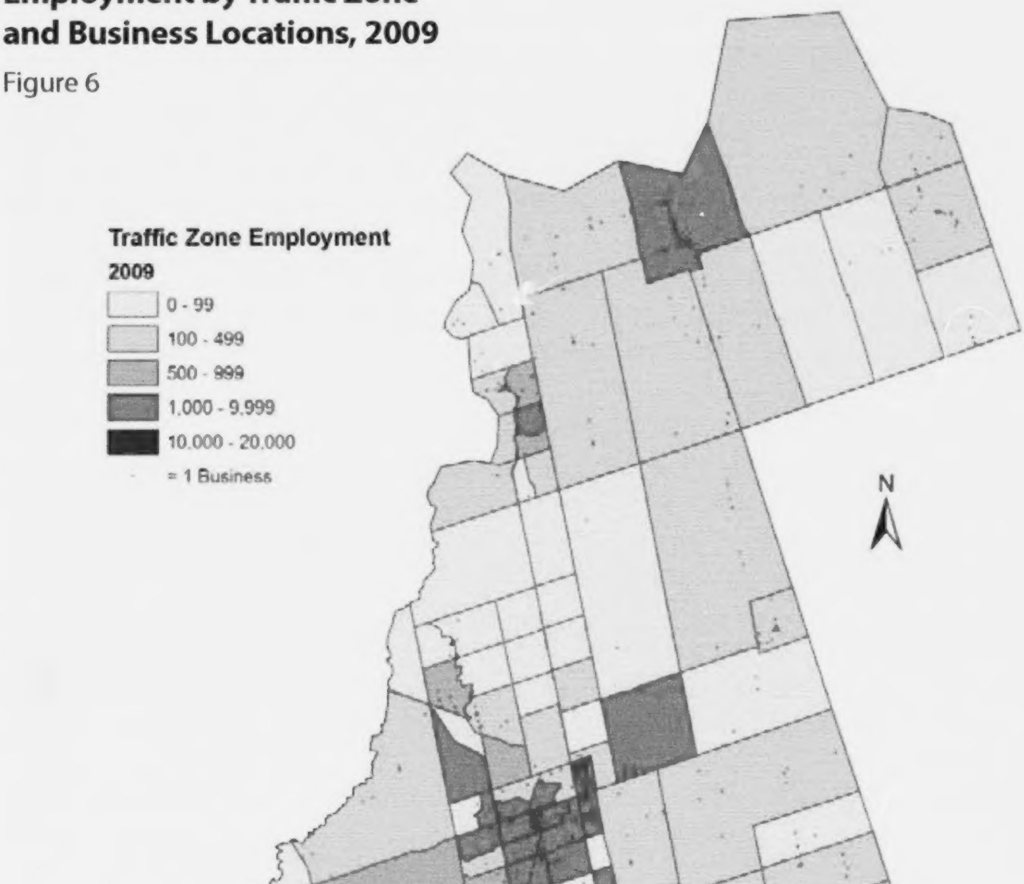
Historically, approximately 1/3 of all Regional GDP is the result of exporting activity. This indicates that many of the larger Regional producers are involved in exporting activity. It should further be noted that this survey does not take into account components that are manufactured locally and then shipped to another supplier further down the supply chain and assembled before being exported as a finished product.

Geographic representation of York Region employment and businesses

Figure 6 depicts employment levels by traffic zone (shaded) and business locations (dots), while Figure 7 represents changes in employment from 1998 to 2009.

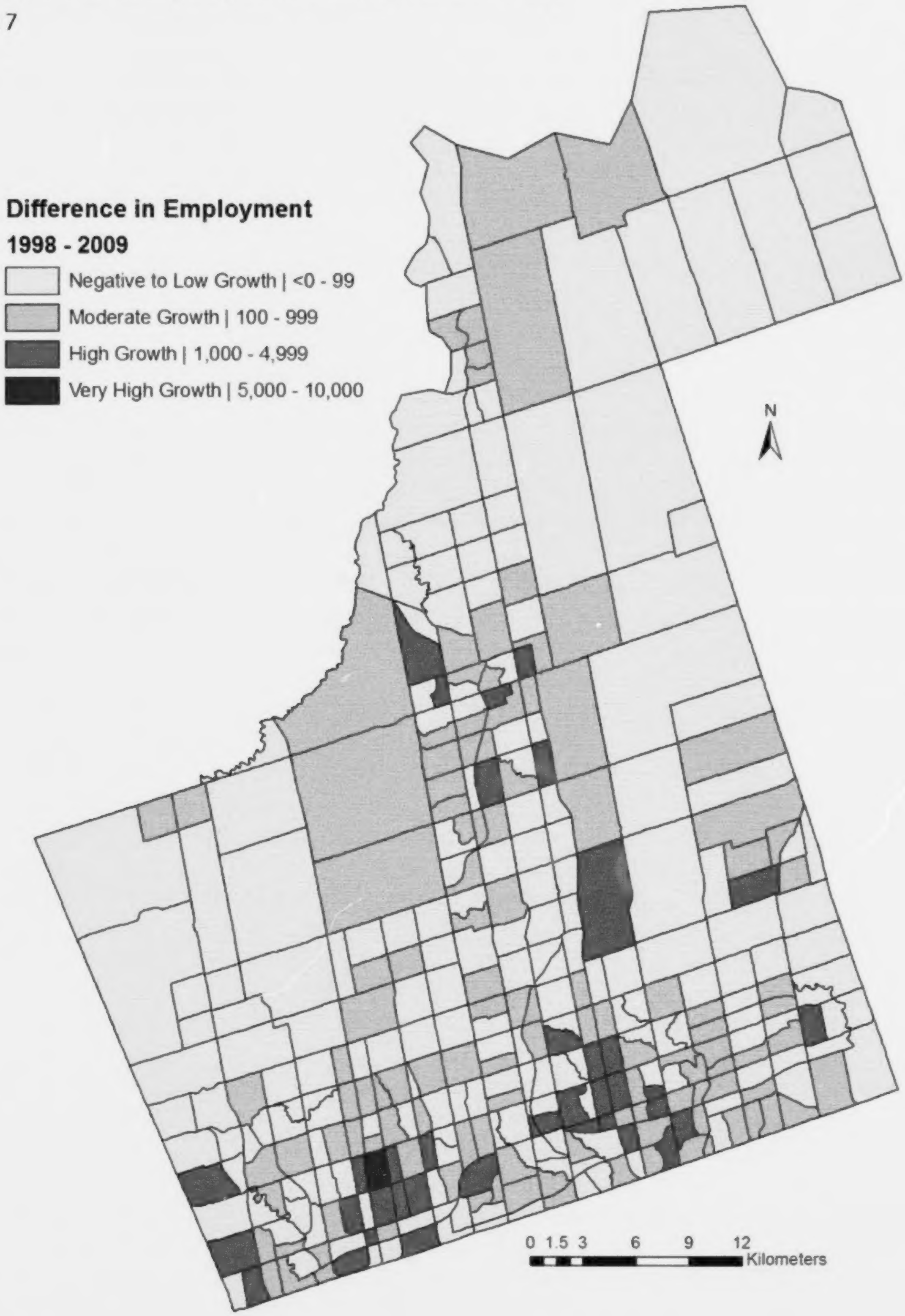
Employment by Traffic Zone and Business Locations, 2009

Figure 6



Employment Change by Traffic Zone, 1998 to 2009

Figure 7



Conclusions

This report analyses the state of Regional employment growth and the economy, and provides national and provincial economic overviews, as well as a short-term economic outlook.

From recession to signs of recovery in National and Provincial economies

The national and provincial economies are forecast to continue improving through 2010, after experiencing declines in 2009. Between mid-years 2008 and 2009, National employment was down 1.9%, while Ontario posted a loss of 2.9%. Goods-producing industries, and specifically manufacturing, were responsible for the majority of the employment declines in the larger national and provincial economies. Since the summer period, signs of growth have emerged nationally and provincially, with moderate growth recorded at the provincial level (+23,000 jobs, July to December 2009).

York Region employment levels maintained through economic downturn

Over the past eleven years, employment growth in York Region has exceeded both national and provincial averages. It is estimated that there are approximately 28,000 businesses employing 493,000 people in York Region in 2009, up by over 1,000 jobs from 2008 (this estimate represents total employment in the Region, including both farm and home-based businesses).

Since the survey began, there has also been a progressive shift towards service-producing jobs, which now account for 76% of total employment. The fastest-growing industry sectors between 2008 and 2009 were: business services, personal services, and finance and insurance. Growth in services-producing industry sectors helps to support our rapid population and employment growth.

Manufacturing remains the largest employment sector in York Region

York Region manufacturers have experienced employment declines of approximately 3.2% per year over the past 5 years. Specifically over the last year, the declining employment trend in manufacturing has been magnified (-10.5%) in York Region due to the economic downturn. Despite this, manufacturing remains the largest employment sector in York Region accounting for 17% of total employment (75,300 jobs). York Region staff will continue to carefully monitor manufacturing employment in York Region and periodically report on key findings.

York Region has been successful at attracting a number of very large businesses over the past decade. During this period, the number of businesses employing more than 500 employees has increased from 34 to 55 firms. This increase reflects York Region's ability to attract high quality employers as a preferred business location in the GTA.

The York Region Employment Survey, upon which the Employment & Industry Report 2009 is based, is one of only a few surveys of its kind in all of Ontario. The information gathered through the survey is used to better understand the Regional economy, to forecast employment trends, as well as to monitor economic development goals.

AuroraHighlights

Population in 2009: 53,100

Jobs in survey area in 2009: 18,500*

Businesses in survey area in 2009: 1,000

Major employment sector in 2009: Personal Services, 18.7%

Fastest-growing employment sector 2008-2009: Education, 14.4%

Fastest-growing employment sector 1998-2009: Health Care and Social Assistance, 7.9% (avg. annual)

Annual employment growth (2008-2009): 2.6%

Annual business growth (2008-2009): 7.7%

Average annual employment growth (1998-2009): 5.0%

Average annual business growth (1998-2009): 2.4%

*Excludes Farm and home-based businesses

Note: Employment growth is calculated within the 2009 Survey Areas.

Employment Overview

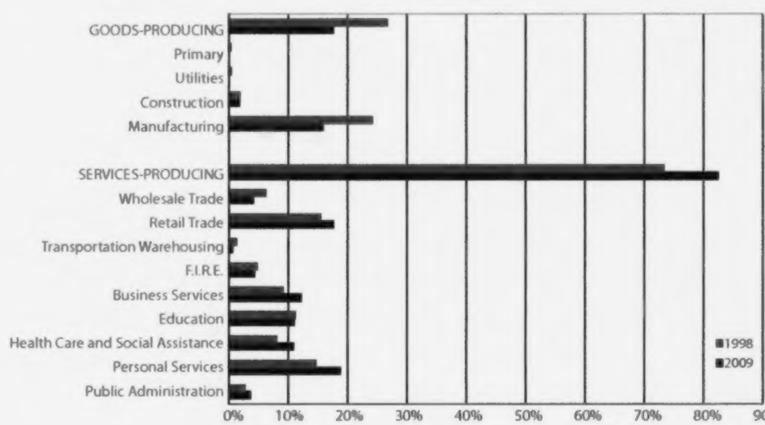
The 2009 employment survey contacted businesses within all non-residential traffic zones in the Town of Aurora. These areas accounted for an estimated 10,800 jobs in 1998, and have grown to an estimated 18,500 jobs in 2009. This represents an increase of approximately 8,000 jobs or 71.0% during the eleven year span. The majority of the jobs in the Town of Aurora are full-time, which accounted for an estimated 12,900 of the total jobs in the area.

Employment by Sector

Sectoral employment in Aurora has remained relatively uniform between 1998 and 2009. The largest grouping of sectors in Aurora are services-producing businesses, which account for 82.5% of all Aurora employment and 87.7% of all businesses in 2009. Within this grouping, major employment sectors include personal services (18.7% of total jobs), retail trade (17.5%), business services (12.1%), and education (10.9%). Personal services are the primary employer in Aurora, accounting for 18.7% of jobs (see Figure 8).

Distribution of Employment by Industry, Aurora, 1998 & 2009

Figure 8



F.I.R.E.: Finance, insurance, real estate & leasing.
Business Services: Professional, Scientific & Technical Services and Management, Administration and Other Support Services.
Personal Services: Information, Culture & Recreation; Accomodation & Food Services; and Other Services.
Unclassified: Insufficient data available to classify industry.

Note: Data based on comparable areas surveyed in 1998 and 2008 York Region Employment Surveys.
Excludes most home and farm-based businesses.
Jobs with an unclassified business activity have been redistributed based on the distribution of known industries
Source: York Region Planning & Development Services Department, 2009

Among all employment sectors, the health care & social assistance sector experienced the largest percentage increase in Aurora since 1998, more than doubling employment totals over the eleven-year period due to an average annual growth rate of 7.9%. Business services was the second fastest growing sector in Aurora, also more than doubling employment totals over the same period, at an average annual growth rate of 7.8%. The utilities sector experienced the largest percentage decrease in employment since 1998, down approximately 86% from a very small employment base, resulting in a loss of 30 jobs.

Employment by Type of Worker

The percentage of full-time employment decreased in Aurora between 1998 and 2009, dropping from 77.2% in 1998 to 69.8% in 2009 (see Figure 9). In contrast, the proportion of part-time jobs in Aurora increased during this period. As of 2009, part-time employment accounted for 25.2% of total employment, up from 18.2% eleven years prior. This increase in part-time employment is likely attributable to an increase in the amount of retail and personal services-based employment, which typically employ a larger proportion of part-time workers than industrial or office firms. This increase in the proportion of part-time employment is consistent with Regional trends.

Business Overview

The number of businesses in the surveyed areas increased 30.2% since 1998, or 2.4% on an average annual basis.

Businesses by Size

Small firms made up the majority of Aurora's businesses in 2009, accounting for approximately 84% of total businesses (see Table 12). This figure is down slightly from 1998 levels due to the addition and/or growth of medium and large-sized firms. This increase in medium and large businesses is consistent with the Regional trend, and highlights the Region as an attractive destination for larger businesses.

The proportion of medium, large and very large-sized businesses in Aurora all increased between 1998 and 2009. Combined, these medium to very large businesses make up nearly 16% of all businesses in Aurora in 2009, as opposed to 14% in 1998.

Major Employers

Major employers in Aurora include:

- State Farm Insurance
- Magna International
- Worldcolor
- Van-Rob Inc.
- Walmart

Development Activity

Total non-residential building permit values in Aurora exceeded $100 million for the first 10 months of 2009, an increase of over $30 million from the same period in 2008. A significant contributor to the 2009 increase was the York Region Police Investigative Services Building (see Table 14).

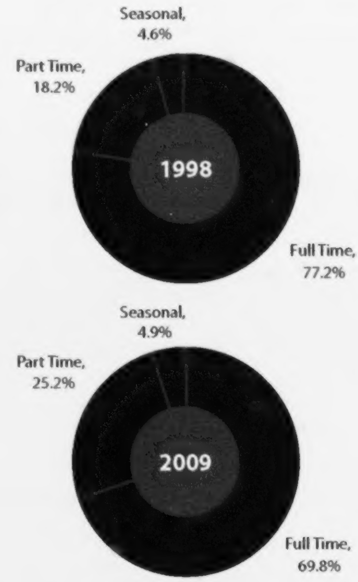
Table 13 highlights some of the larger businesses that opened in Aurora in 2009:

Recently Opened Businesses, Aurora, 2009
Table 13

Business Name	Land Use	Building Size
Longos	Supermarket/Retail	45,200 sq.ft.
NCI Marketing Inc.	Headquarters & Warehouse	44,400 sq.ft.
Modern Railings & Metalcraft Ltd.	Manufacturing	41,200 sq.ft.
Video Furniture International	Manufacturing	36,700 sq.ft.
Golf Town	Retail	18,200 sq.ft.

Source: Town of Aurora

Employment Distribution by Type of Worker, Aurora, 1998 and 2009
Figure 9



Source: York Region Planning and Development Services Department, 2009

Businesses by Size, Aurora 1998 and 2009
Table 12

Business Size Category	1998	2008	2009
Small (1-19 employees)	740	870	950
Medium (20-99 employees)	100	140	140
Large (100-499 employees)	20	30	30
Very Large (500+ employees)	0	3	2
Total	860	1,040	1,125

Notes: Excludes farm and home-based businesses. Totals may not add due to rounding
Source: York Region Planning & Development Services Department, 2009.

A number of businesses were under construction in Aurora in 2009. Table 14 summarizes the larger firms that were under construction over the past year.

Businesses Under Construction, Aurora, 2009
Table 14

Business Name	Land Use	Building Size
York Region Police Investigative Services Building	Public Authority/Police Services	244,300 sq.ft.
Rona Store	Building Supply Outlet/Retail	110,700 sq.ft.
Beswick Properties	Commercial	36,400 sq.ft.
Coland Developments	Commercial	28,600 sq.ft.
DiCaro Properties	Warehouse with Accessory Office	15,200 sq.ft.

Source: Town of Aurora

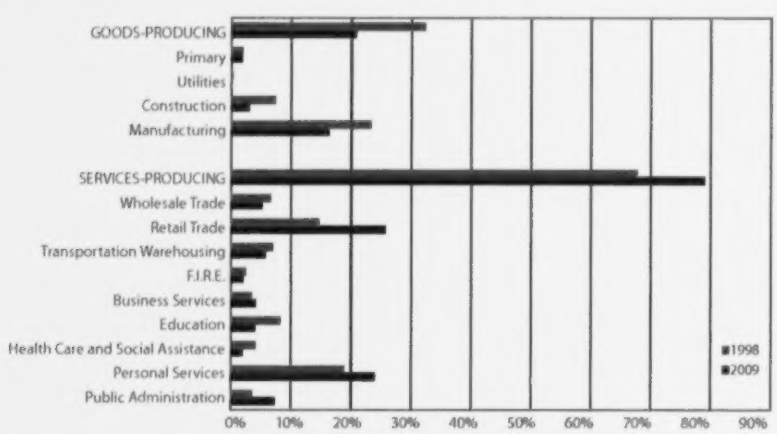
Employment Overview

The 2009 employment survey contacted businesses within all non-residential traffic zones in the Town of East Gwillimbury. Employment in East Gwillimbury has grown at a rapid rate, more than doubling (121.5% increase) since 1998. Much of this increase in employment can be attributed to growth in both retail trade and personal services (including accommodation and food services), which accounted for more than 60% of employment growth in East Gwillimbury between 1998 and 2009. This is the result of the recent development of retail stores, restaurants and services within the Yonge Street/ Green Lane Commercial Centre.

Employment by Sector

Employment in East Gwillimbury is dominated by service-based employment, which accounts for 78.9% of all jobs (see Figure 10). Leading services-producing sectors include retail trade and personal services, which account for 25.6% and 23.9% of total employment, respectively. In East Gwillimbury, the service-producing sector experienced a substantial increase in its proportion of total employment, by 9.0% since 1998.

Distribution of Employment by Industry, East Gwillimbury, 1998 & 2009
Figure 10



F.I.R.E.: Finance, insurance, real estate & leasing.
Business Services: Professional, Scientific & Technical Services and Management, Administration and Other Support Services.
Personal Services: Information, Culture & Recreation; Accomodation & Food Services; and Other Services.
Unclassified: Insufficient data available to classify industry.

Note: Data based on comparable areas surveyed in 1998 and 2008 York Region Employment Surveys.
Excludes most home and farm-based businesses.
Jobs with an unclassified business activity have been redistributed based on the distribution of known industries
Source: York Region Planning & Development Services Department, 2009

Among goods-producing industries, manufacturing is the primary employer comprising 16.2% of all jobs.

Across all industry sectors, the fastest-growing sector in East Gwillimbury (since 1998) has been retail trade, which has increased by 13.2% (approximately 1,100 jobs). Public administration and personal services were the second and third-fastest growing industries, increasing by approximately 350 and 850 jobs during the same period, respectively.

East Gwillimbury Highlights

Population in 2009: 22,900

Jobs in survey area in 2009: 5,850*

Businesses in survey area in 2009: 475

Major employment sector in 2009: Retail Trade, 25.6%

Fastest-growing Employment Sector 2008-2009: Business Services, 59.2%

Fastest-growing employment sector 1998-2009: Retail Trade, 13.2% (average annual growth rate)

Annual employment growth (2008-2009) 4.6%

Annual business growth (2008-2009): 2.4%

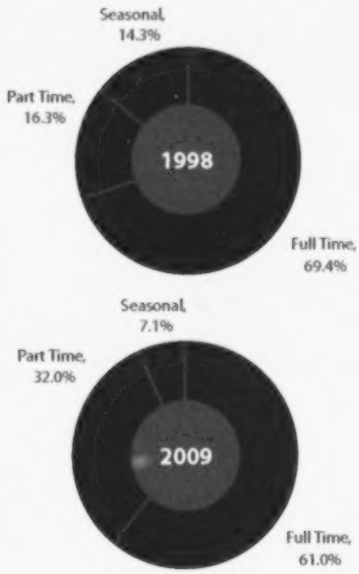
Average annual employment growth (1998-2009): 7.5%

Average annual business growth (1998-2009): 3.1%

*Excludes Farm and home-based businesses

Note: Employment growth is calculated within the 2009 Survey Areas.

Employment by Type of Worker, East Gwillimbury, 1998 and 2009
Figure 11



Source: York Region Planning and Development Services Department, 2009
Note: Totals may not add due to rounding

Businesses by Size, East Gwillimbury 1998, 2008 and 2009
Table 15

Business Size Category	1998	2008	2009
Small (1-19 employees)	310	410	420
Medium (20-99 employees)	25	40	40
Large (100-499 employees)	3	13	15
Very Large (500+ employees)	0	0	0
Total	340	460	480

Notes: Excludes farm and home-based businesses. Totals may not add due to rounding
Source: York Region Planning & Development Services Department, 2009.

Employment by Community

The following analysis outlines employment trends from 1998 to 2009 in the individual communities located within East Gwillimbury.

Holland Landing

Employment activity in Holland Landing was stable, with a -0.3% decrease in employment between 1998 and 2009. Although there was a slight employment decrease, growth was still demonstrated by a 31.9% increase in businesses during the same period. At mid-year 2009, an estimated 1,000 people were employed in approximately 125 establishments in Holland Landing.

The fastest growing industry sector in Holland Landing was personal services sector (3.1% growth in the past eleven years). Manufacturing remains the primary employer in Holland Landing, accounting for 48.1% of all employment. The second largest employer is the personal services sector, which accounted for 11.5% of all employment in the area.

Mount Albert

Employment growth in Mount Albert was strong between 1998 and 2009, posting an average annual increase of 3.3%. The increases were most apparent between 1998 and 2002, as well as 2007 and 2008, with more moderate growth observed between 2002 and 2007. Moreover, the number of businesses in the area also increased 52.4% during the same period. The most prevalent employment sector is retail trade, which accounted for 37.8% of all employment in the area. Business services were the fastest growing sector, with an increase of over 50% within the past year.

Queensville

Employment has edged downward within the Queensville community since 1998. Queensville had 70 people working in less than 20 businesses in 2009, compared to nearly 130 employees in just over 20 businesses in 1998.

Sharon

Employment in Sharon increased at an average annual rate of 1.9% between 1998 and 2009. As of 2009, there were approximately 400 people employed in less than 40 firms, up from approximately 330 people working in just under the same number of firms in 1998.

Employment by Type of Worker

East Gwillimbury has seen an increase in part-time employment between 1998 and 2009. Part-time employment's share of total employment is currently 32%, up from 16.3%, which is reflective of an increase in part-time employment between 1998 and 2009 of approximately 1,400 jobs (see Figure 11). This increase is the result of strong growth in the retail trade sector. While full-time employment totals increased from 1998 to 2009, its proportion of overall employment dropped 9% during the same period.

Businesses by Size

Table 15 outlines the distribution of businesses in East Gwillimbury by the number of employees. The vast majority of businesses in the survey area are small businesses, which account for 89.2% of businesses. This is a slight decrease from the 91.1% of small businesses reported in 1998, and is indicative of a strong small business base in the town. Larger firms increased from 3 firms in 1998 to 14 firms in 2009, or 3.0% of all firms.

Major Employers

Major employers in East Gwillimbury include:

- Inscape
- The Real Canadian SuperStore
- Costco Wholesale Canada Ltd.
- Architectural Precast Systems Inc.
- New Leaf
- Famous Players
- Dynamic Suspensions (a division of Multimatic Inc)

Development Activity

Total non-residential building permit values in East Gwillimbury were approximately $7 million for the first 10 months of 2009. The majority of the permits issued were in the institutional sector, which was valued at approximately $4 million.

Tables 16 and 17 provide an overview of some of the larger developments that either opened or were under construction in East Gwillimbury in 2009.

Recently Opened Businesses, East Gwillimbury, 2009
Table 16

Business Name	Land Use	Building Size
Professional Dental Hygiene Services	Clinic	600 sq.ft.
Mahalo Nautropathic Centre	Clinic	650 sq.ft.
Curves for Women	Commercial	1,000 sq.ft.
All About Balance	Clinic	500 sq.ft.

Source: Town of East Gwillimbury

Businesses Under Construction, East Gwillimbury, 2009
Table 17

Business Name	Land Use	Building Size
Bed Bath and Beyond	Commercial/Retail	28,000 sq.ft.
Loblaws Medical Office Addition	Commercial/Retail	1,100 sq.ft.

Source: Town of East Gwillimbury

Georgina Highlights

Population in 2009: 45,800

Jobs in survey area in 2009: 6,900*

Businesses in survey area in 2009: 740

Major employment sector in 2008: Personal Services, 25.7%

Fastest-growing employment sector 2008-2009: Transportation and Warehousing, 5.9%

Fastest-growing employment sector 1998-2009: Education, 5.8% (average annual growth)

Annual employment growth (2008-2009): -0.5%

Annual business growth (2008-2009) 1.0%

Average annual employment growth (1998-2009): 3.3%

Average annual business growth (1998-2009): 1.3%

*Excludes Farm and home-based businesses

Note: Employment growth is calculated within the 2009 Survey Areas.

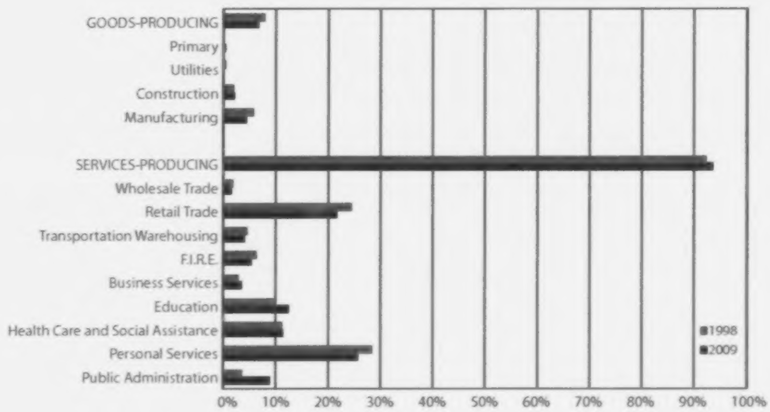
Employment Overview

The 2009 employment survey captured all non-residential areas in the Town of Georgina. In 2009, this area accounted for nearly 7,000 jobs, representing an increase of 43.4% since 1998. The total number of businesses in Georgina has increased by 14.7% since 1998, or at an average annual rate of 1.3%.

Employment by Sector

Georgina's economy is predominantly service-producing, reflecting the large presence of tourism and population-based employment in the area. Services-producing jobs accounted for 93.5% of all jobs in 2009 (see Figure 12). The majority of jobs within the service sector are in personal services and retail trade, accounting for 25.7% and 21.6% of all jobs, respectively.

Distribution of Employment by Industry, Georgina, 1998 & 2009
Figure 12



F.I.R.E.: Finance, insurance, real estate & leasing.
Business Services: Professional, Scientific & Technical Services and Management, Administration and Other Support Services.
Personal Services: Information, Culture & Recreation; Accomodation & Food Services; and Other Services.
Unclassified: Insufficient data available to classify industry.

Note: Data based on comparable areas surveyed in 1998 and 2008 York Region Employment Surveys.
Excludes most home and farm-based businesses.
Jobs with an unclassified business activity have been redistributed based on the distribution of known industries
Source: York Region Planning & Development Services Department, 2009

Among goods-producing industries, manufacturing was the primary employer with 4.3% of Georgina's total employment in 2009. Business Services is one of the fastest growing employment sectors in Georgina since 1998, rising 71.6%. Employment losses were felt in the utilities sector (losing all 13 jobs).

Employment by Community

The following analysis outlines recent employment trends occurring within the major communities in Georgina:

Keswick

Employment growth in the community of Keswick was strong between 1998 and 2009, rising 5.0% on an average annual basis. During this eleven-year period, 80 new businesses opened for a total of over 300 establishments employing close to 3,300 people in this community.

Employment in the area was dominated by service-producing businesses, which accounted for 94.9% of all employment in the area. Much of this employment is in traditional population-related employment sectors, such as retail (27.3%), personal services (23.2%), education (17.5%), and health care and social assistance (10.0%).

Pefferlaw

Employment in Pefferlaw declined at an average annual rate of 3.8% over the last eleven years, but increased by 0.3% from 2008 to 2009. As of 2009, over 350 persons were employed at approximately 70 separate businesses in Pefferlaw. Most of the jobs lost since 1998 were in the manufacturing and personal services sectors, due in part to the closure of a small number of businesses and the downsizing of others.

Despite their declines, personal services and manufacturing remain the dominant employment sectors in Pefferlaw, employing 35.9% and 22.6% of the workforce, respectively.

Sutton

The community of Sutton experienced a 19.1% increase in employment between 1998 and 2009, or 1.6% on an average annual basis. As of mid-year 2009, approximately 180 businesses in Sutton employed over 1,700 persons.

The Sutton economy is heavily service-oriented, with service-producing sectors responsible for 98.9% of employment. Personal services accounted for 34.0% of Sutton's employment in 2009, followed by retail trade at 25.2%.

Employment by Type of Worker

The distribution of jobs by type of worker remained relatively unchanged in Georgina between 1998 and 2009. Full-time employment now comprises 58.5% of all employment in the survey areas, up slightly from 56.9% in 1998 (see Figure 13). This increase in full-time employment is inconsistent with Regional trends. However, the total percentage of full-time employment is much lower than the Regional average, and the gains bring the distribution more in line with York Region.

Part-time employment was stable, at approximately 32% of employment in both 1998 and 2009. This relatively high rate of part-time employment is expected with the large amount of employment in both the retail and personal service sectors. These sectors traditionally are more likely to hire part-time or seasonal employees.

Business Overview

The total number of businesses in Georgina has increased by 14.7% since 1998, or at an average annual rate of 1.3%. At mid-year 2009, there were an estimated 740 businesses in Georgina.

Businesses by Size

While the vast majority of firms in Georgina employed less than 20 employees in 2009, the proportion of medium and large-sized firms increased between 1998 and 2009. As a result of the growth of 25 medium-sized businesses and 6 large-sized businesses, medium to large-sized firms accounted for 10.4% of businesses in Georgina in 2009 (up from 7.3% in 1998) (see Table 18).

Although the total number of businesses in the survey area is relatively small, the increasing share of medium and large-sized businesses indicates the presence of a healthy economy, as existing businesses expand their workforce and larger new businesses are attracted to the area.

Employment by Type of Worker, Georgina, 1998 and 2009
Figure 13

Source: York Region Planning and Development Services Department, 2009
Note: Totals may not add due to rounding

Businesses by Size, Georgina 1998, 2008 and 2009
Table 18

Business Size Category	1998	2008	2009
Small (1-19 employees)	600	660	665
Medium (20-99 employees)	40	65	65
Large (100-499 employees)	6	12	12
Very Large (500+ employees)	0	0	0
Total	650	730	740

Notes: Excludes farm and home-based businesses. Totals may not add due to rounding
Source: York Region Planning & Development Services Department, 2009.

Major Employers

Major employers in the area include:

- Crates Marina
- Kesmac Brouwer
- The Briars Resort
- Georgina Association for Community Living
- Zehrs Market
- McDonald's
- Simcoe Coach Lines
- Canadian Tire

Development Activity

Total non-residential building permit values in Georgina were approximately $21 million for the first 10 months of 2009, an increase from approximately $14 million for the same period in 2008.

Table 19 and 20 provides an overview of some of the larger developments that opened and/or expanded in the Town of Georgina in 2009.

Recently Opened Businesses, Georgina, 2009
Table 18

Business Name	Land Use	Building Size
Harts Furniture	Retail	2,000 sq.ft.
The Spectacle Shoppe	Retail	1,000 sq.ft.
Boston Pizza	Restaurant	6,400 sq.ft.
Liquidation World	Retail	4,000 sq.ft.
Petro Canada Car Wash	Retail	4,300 sq.ft.

Source: Town of Georgina

Businesses Under Construction, Georgina, 2009
Table 20

Business Name	Land Use	Building Size
Minute Lube	Retail	1,000 sq.ft.
Multi-Unit Commercial Plaza	Retail	5,000 sq.ft.
Cedarvale Lodge Expansion	Residential Retirement Units	90,000 sq.ft.

Source: Town of Georgina

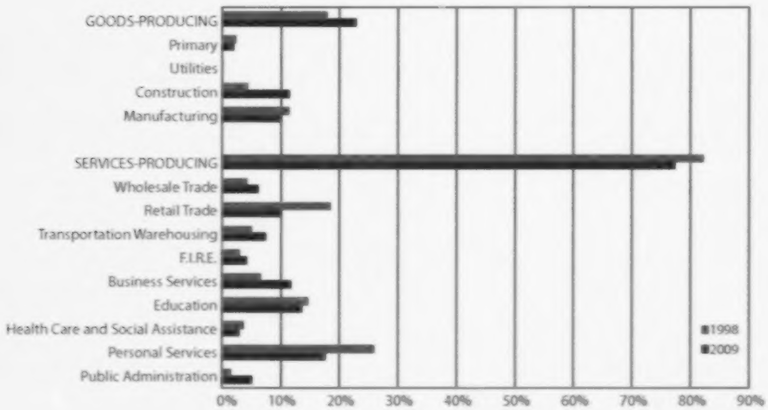
Employment Overview

In 2009, all businesses (excluding farm and home-based businesses) in the Township of King were included in the employment survey, including the communities of King City, Nobleton and Schomberg. In 1998, these areas accounted for approximately 3,300 jobs in King; by 2009, King demonstrated employment growth of 78.1% to an estimated 5,800 jobs.

Employment by Sector

Between 1998 and 2009, sectoral employment in the Township of King has seen a push towards more service-producing industries, with a 4.8% increase in this sector's share of total employment (see Figure 14). Dominant service-producing industries in King Township include personal services, education and business services.

Distribution of Employment by Industry, King, 1998 & 2009
Figure 14



F.I.R.E.: Finance, insurance, real estate & leasing.
Business Services: Professional, Scientific & Technical Services and Management, Administration and Other Support Services.
Personal Services: Information, Culture & Recreation; Accomodation & Food Services; and Other Services.
Unclassified: Insufficient data available to classify industry.

Note: Data based on comparable areas surveyed in 1998 and 2008 York Region Employment Surveys.
Excludes most home and farm-based businesses.
Jobs with an unclassified business activity have been redistributed based on the distribution of known industries
Source: York Region Planning & Development Services Department, 2009

Construction was the largest employer among goods-producing industries in 2009, accounting for 11.3% of total employment, up from the 4.2% it accounted for in 1998.

Across all sectors, personal services was the dominant sector in King Township, accounting for 17.5% of employment. Within this sector, amusement and recreation industries was the largest subsector. Further analysis shows that King's five golf courses account for the majority of employment within the amusement and recreation subsector.

Since 1998, business services, public administration, and wholesale trade were the fastest growing sectors in King, growing 460 jobs, 240 jobs, and 215 jobs respectively over the past eleven years. In contrast, the only sector to experience a decline from 1998 to 2009 was retail trade, down marginally by 0.6% (approximately 40 jobs).

King Highlights

Population in 2009: 20,500

Jobs in survey area in 2009: 5,800*

Businesses in survey area in 2009: 440

Major employment sector in 2009: Personal Services, 17.5%

Fastest-growing employment sector 2008-2009: Health Care and Social Assistance, 17.3%

Fastest-growing employment sector 1998-2009: Construction, 15.2% (average annual growth)

Annual employment growth (2008-2009): -0.6%

Annual business growth (2008-2009): 9.7%

Average annual employment growth (1998-2009): 5.4%

Average annual business growth (1998-2009): 3.5%

*Excludes Farm and home-based businesses

Note: Employment growth is calculated within the 2009 Survey Areas.

Employment by Community

King City

Employment in the community of King City rose at an annual rate of 3.0% since 1998. Meanwhile, the number of total businesses in the area grew 6.3% annually during the same period. As of 2009, there were 1,350 people working in close to 95 firms in King City, which has increased from the approximately 970 people working in 50 firms surveyed in 1998. Employment in the area consists largely of the construction sector, which employed 17.8% of the workforce. This is partly the result of Robert B. Somerville Construction, a major employer in the Township. The public administration and transportation and warehousing sectors were the second and third most common employers with 19.4% and 17.2% of workers, respectively.

The largest growth sector in King City was public administration, which is attributable to the relocation of the King Township Municipal Offices to King City. As a result, the growth of this sector (+260 jobs) should be viewed as more of a transfer of employment from one area to another rather than a net gain. Substantial increases between 1998 and 2009 were seen in the sectors of: transportation/warehousing (+220 jobs), personal services (+90 jobs), education (+80 jobs), business services (+70 jobs), and F.I.R.E (+50 jobs).

Nobleton

Employment in Nobleton increased at an average annual rate of 2.5% since 1998, while business growth averaged 1.7%. Nobleton employed nearly 560 people in over 90 firms in 2009, compared to approximately 420 employees in less than 80 firms eleven years ago. Personal services and retail trade were the primary and secondary employment sectors in Nobleton in 2008, accounting for 24.8% and 21.5% of employment, respectively.

The fastest growing industry sector was the transportation/warehousing sector, which increased at an average annual rate of 14.1% (for a net gain of 13 jobs) since 1998. The second-highest increase was felt in the education sector, which rose at a rate of 9.5% per year (to gain 70 jobs) during the same period.

Schomberg

The community of Schomberg experienced an increase in both the number of employees and the number of businesses in the area between 1998 and 2009. Employment totals more than doubled over the eleven years, while the number of businesses rose more moderately, at an average annual rate of 2.5% during the same period. As of 2009, there were almost 1,200 people working in approximately 100 firms.

The largest employment gains were seen in the construction and manufacturing sectors, which grew at impressive average annual rates of 18.1% (210 jobs) and 8.2% (240 jobs) respectively during the eleven year span. This resulted in strong growth in goods-producing industries, which more than tripled (+450 jobs) due to an average annual growth rate of 10.9%. This is significantly stronger growth than in service-producing sectors, which grew more in line with Regional averages at 2.4% per year (+110 jobs) since 1998. Manufacturing and retail trade accounted for the majority of employment in Schomberg, with manufacturing employing 36.1% of the workforce and retail trade employing 23.3%.

Employment by Type of Worker

Employment by type of worker remained relatively stable in the Township of King, with full-time employment increasing to 58.3% of jobs in 2009, compared to 56.1% in 1998 (see Figure 15). Part-time employment increased slightly from 1998 and 2009 to 21.4%, while seasonal employment decreased 3.6% from 23.9% in 1998 to 20.3% in 2009.

Business Overview

The number of businesses in King Township increased 46.7% since 1998, or 3.5% at an average annual rate. As of mid-year 2009, there were over 440 firms in the area.

Businesses by Size

The distribution of businesses by size remained relatively stable in King Township between 1998 and 2009 (see Table 21). In 2009, the majority of businesses in King employed less than 20 employees, compromising 87.5% of total employment.

Major Employers

Major employers in King Township include:

- Seneca College
- Brookdale Treeland Nurseries Limited
- First Student Canada
- Showa Canada Inc.
- Clublink Corporation
- Cardinal Golf Club
- Robert B. Somerville
- King Valley Golf Club
- The Kingbridge Centre

Development Activity

Total non-residential building permit values in King were approximately $8 million for the first 10 months of 2009, a decrease from just over $1 million recorded during the same period in 2008. The majority of permits issued in 2009 were in the commercial sector, which was valued at approximately $8 million.

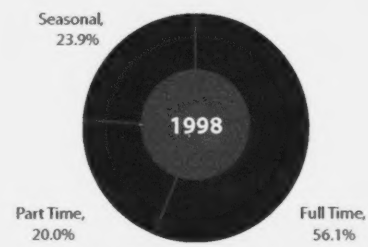
Table 22 provides an overview of some of the larger developments that opened and/or expanded in the Township of King in 2009.

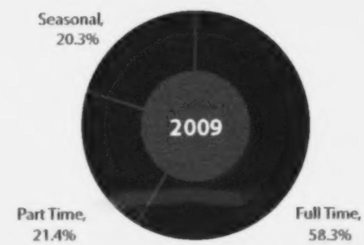
Recently Opened Businesses, King, 2009
Table 22

Business Name	Land Use	Building Size
Canadian Krown Rustproofing Training Centre & Head Office	Office Industrial	12,700 sq.ft.
Alpine Graphics	Industrial	11,000 sq.ft.
Accure Contracting Ltd.	Industrial	6,000 sq.ft.
Redcrest Golf Course Cardinal Golf Club	Recreation, Sport & Hospitality	14,800 sq.ft.
The Sanctuary Cosmetic Centre	Health and Personal Services	1,800 sq.ft.
King Print and Design	Retail/Commercial	900 sq.ft.
Nobleton Pools, Spas & More	Retail/Commercial	1,000 sq.ft.
The Scruffy Duck Restaurant	Food & Beverage Hospitality	2,800 sq.ft.

Source: Township of King

Employment by Type of Worker, King, 1998 and 2009
Figure 15





Source: York Region Planning and Development Services Department, 2009
Note: Totals may not add due to rounding

Businesses by Size, King 1998, 2008 and 2009
Table 21

Business Size Category	1998	2008	2009
Small (1-19 employees)	270	350	385
Medium (20-99 employees)	25	45	45
Large (100-499 employees)	8	16	15
Very Large (500+ employees)	1	0	0
Total	300	400	440

Notes: Excludes farm and home-based businesses. Totals may not add due to rounding
Source: York Region Planning & Development Services Department, 2009.

Developments under construction in 2009 are summarized in Table 23.

Businesses Under Construction, King, 2009
Table 23

Business Name	Land Use	Building Size
Shoppers Drug Mart	Retail/Health Care Office	22,600 sq.ft.
Holland Marsh Winery	Agriculture/Retail	10,300 sq.ft.
St. Mary's Roman Catholic Church	Institutional	6,600 sq.ft.

Source: Township of King

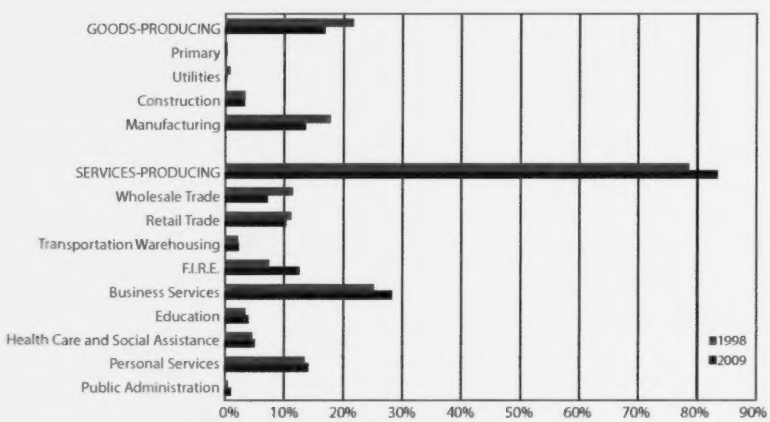
Employment Overview

In 2009, all businesses (excluding farm and home-based businesses) in the Town of Markham were included in the employment survey. Employment in the Town of Markham accounted for approximately 139,450 jobs in 2009. This level of employment translates into job growth of 46.9% since 1998.

Employment by Sector

Service-based employment in Markham accounted for 83.3% of all jobs in the survey area in 2009 (see Figure 16). This proportion is relatively stable when compared to 1998 levels, when service-based employment accounted for 78.4% of employment.

Distribution of Employment by Industry, Markham, 1998 & 2009
Figure 16



F.I.R.E.: Finance, insurance, real estate & leasing.
Business Services: Professional, Scientific & Technical Services and Management, Administration and Other Support Services.
Personal Services: Information, Culture & Recreation; Accomodation & Food Services; and Other Services.
Unclassified: Insufficient data available to classify industry.

Note: Data based on comparable areas surveyed in 1998 and 2008 York Region Employment Surveys.
Excludes most home and farm based businesses.
Jobs with an unclassified business activity have been redistributed based on the distribution of known industries
Source: York Region Planning & Development Services Department, 2009

Among service-producing industries, the business services sector is the single-largest employer, accounting for 28.1% of total employment in the survey areas. Within goods-producing industries, manufacturing is the dominant employer, accounting for 13.4% of jobs.

The F.I.R.E sector was the fastest growing employment sector in the survey area during the 1998 to 2009 period, with growth of almost 150%. The education sector was the second fastest growing employment sector growing at an average annual rate of 5.0% since 1998. The utilities and wholesale sectors experienced declines in employment, with average annual losses of 13.0% and 0.9%, respectively, since 1998.

Employment by Type of Worker

An analysis by type of worker in the designated survey area indicated slightly higher full-time employment from 78.9% in 1998 to 81.2% in 2009, while the proportion of part-time jobs decreased slightly from 16.5% in 1998 to 16.3% in 2009 (see Figure 17).

Markham Highlights

Population in 2009: 302,900

Jobs in survey area in 2009: 139,450*

Businesses in survey area in 2009: 8,600

Major employment sector in 2009: Business Services, 28.1%

Fastest-growing employment sector 2008-2009: Construction, 12.0%

Fastest-growing employment sector 1998-2009: F.I.R.E., 8.6% (average annual growth)

Annual employment growth (2008-2009): 1.7%

Annual business growth (2008-2009): 3.5%

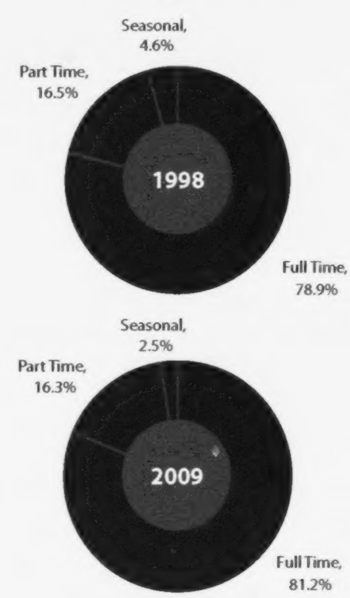
Average annual employment growth (1998-2009): 3.6%

Average annual business growth (1998-2009): 2.7%

*Excludes Farm and home-based businesses

Note: Employment growth is calculated within the 2009 Survey Areas.

Employment by Type of Worker, Markham, 1998 and 2009
Figure 17



Source: York Region Planning and Development Services Department, 2009
Note: Totals may not add due to rounding

Businesses by Size, Markham 1998, 2008 and 2009
Table 24

Business Size Category	1998	2008	2009
Small (1-19 employees)	5,400	7,100	7,350
Medium (20-99 employees)	790	970	990
Large (100-499 employees)	150	200	200
Very Large (500+ employees)	11	22	23
Total	6,400	8,300	8,600

Notes: Excludes farm and home-based businesses. Totals may not add due to rounding
Source: York Region Planning & Development Services Department, 2009.

Business Overview

Between 1998 and 2009, the total number of businesses in the surveyed areas increased 3.0% on an average annual basis. As of 2009, there were an estimated 8,600 firms in the surveyed areas.

Businesses by Size

The proportion of small businesses in Markham rose significantly between 1998 and 2009, while the proportion of large and very large firms increased slightly from 1998 levels (see Table 24).

Major Employers

Major employers in Markham include:

- IBM Canada Ltd
- AMEX Canada
- CGI Information Systems
- AMD Technologies Inc.
- TD Waterhouse Inc.
- The Miller Group

Development Activity

Total non-residential building permit values in Markham were approximately $63 million for the first 10 months of 2009, a decrease from the $107 million for the first ten months of 2008. The majority of the permits issued were in the commercial and institutional sectors, which were valued at approximately $37 million and $25 million, respectively.

Table 25 provides an overview of some of the larger developments that opened in Markham in 2009.

Recently Opened Businesses, Markham, 2009
Table 25

Business Name	Land Use	Building Size
Woodchester Building Corporation	Industrial	45,700 sq.ft.
Candym Enterprises Ltd.	Industrial	29,900 sq.ft.
302 Town Centre Ltd.	Office	59,600 sq.ft.
Remington Group (Honeywell Head Office)	Office	154,000 sq.ft.

Source: Town of Markham

A summary of some of the larger projects under construction in 2009 are provided in Table 26.

Businesses Under Construction, Markham, 2009
Table 26

Business Name	Land Use	Building Size
Honda Canada Inc.	Office	138,400 sq.ft.
Metrus Properties	Office	103,300 sq.ft.
Bloorguard Investment Co. Ltd.	Industrial	107,200 sq.ft.
Mara Technologies Inc.	Industrial	40,300 sq.ft.
Bullock Centre	Industrial	63,500 sq.ft.
17 Laidlaw Group Ltd.	Industrial	15,200 sq.ft.

Source: Town of Markham

Newmarket

Employment Overview

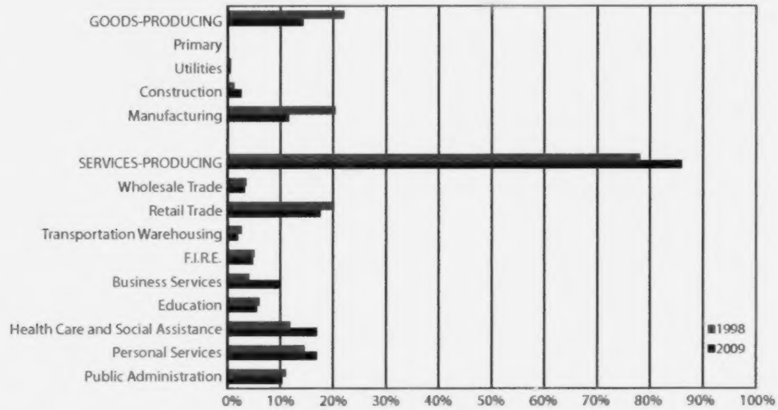
The 2009 employment survey contacted businesses within all non-residential traffic zones in the Town of Newmarket. The number of jobs in Newmarket increased at an average annual rate of 2.8% since 1998. By 2009, there were an estimated 2,500 businesses employing 38,800 people in the area.

Employment by Sector

Service-based businesses have been most prevalent in Newmarket, accounting for 85.8% of all jobs in the study area (see Figure 18). Among service-producing industries, retail trade, health care and social assistance, and personal services are the dominant sectors, accounting for 17.4%, 16.8% and 16.8% of total employment. In addition, the Town of Newmarket is also a centre for public administration (10.2% of total employment), which is evidenced by the presence of the York Region Administrative Centre, the RCMP and the Provincial Courthouse.

The growth in the health care and social assistance sector can be associated with the Southlake Regional Health Care Centre and its function as a regional hub for medical- related businesses in York Region. Moreover, the expansion to the hospital and the development of the new Regional Cancer Care Facility (at the hospital) will have the potential to attract further medical-related businesses to the area.

Distribution of Employment by Industry, Newmarket, 1998 & 2009
Figure 18



F.I.R.E.: Finance, insurance, real estate & leasing.
Business Services: Professional, Scientific & Technical Services and Management, Administration and Other Support Services.
Personal Services: Information, Culture & Recreation; Accomodation & Food Services; and Other Services.
Unclassified: Insufficient data available to classify industry.

Note: Data based on comparable areas surveyed in 1998 and 2008 York Region Employment Surveys.
Excludes most home and farm based businesses.
Jobs with an unclassified business activity have been redistributed based on the distribution of known industries
Source: York Region Planning & Development Services Department, 2009

Within goods-producing industries, manufacturing remains the primary employment sector, accounting for 11.4% of total employment in the area. Among other goods-producing sectors, strong growth has been seen in the construction sector, which experienced average annual employment increases of 9.9% per year since 1998. However, there were also certain industry sectors that experienced declines in employment between 1998 and 2009, and notably over the past year. Declines in employment from 1998 to 2009 were recorded in manufacturing (1,400 jobs), and the transportation/warehousing sector (40 jobs).

Newmarket Highlights

Population in 2009: 82,300

Jobs in survey area in 2009: 38,800*

Businesses in survey area in 2009: 2,500

Major employment sector in 2009: Retail Trade, 17.4%

Fastest-growing employment sector 2008-2009: F.I.R.E., 9.7%

Fastest-growing employment sector 1998-2009: Business Services, 11.5% (average annual growth)

Annual employment growth (2008-2009): -3.3%

Annual business growth (2008-2009): 2.0%

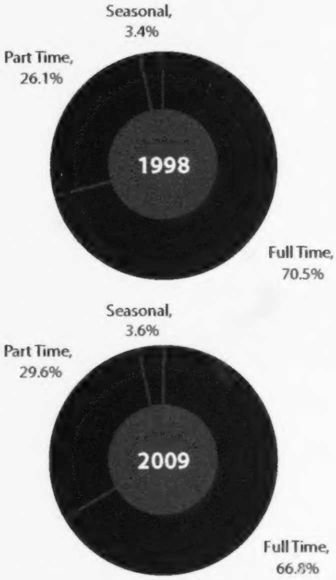
Average annual employment growth (1998-2009): 2.8%

Average annual business growth (1998-2009): 3.2%

*Excludes Farm and home-based businesses

Note: Employment growth is calculated within the 2009 Survey Areas.

Employment by Type of Worker, Newmarket, 1998 and 2009
Figure 19



Source: York Region Planning and Development Services Department, 2009
Note: Totals may not add due to rounding

Businesses by Size, Newmarket 1998, 2008 and 2009
Table 27

Business Size Category	1998	2008	2009
Small (1-19 employees)	1,500	2,100	2,100
Medium (20-99 employees)	190	270	280
Large (100-499 employees)	45	55	55
Very Large (500+ employees)	6	6	4
Total	1,700	2,400	2,500

Notes: Excludes farm and home-based businesses. Totals may not add due to rounding
Source: York Region Planning & Development Services Department, 2009.

Employment by Type of Worker

While the total number of full-time jobs in Newmarket has increased, the proportion of full-time employment declined between 1998 and 2009. Full-time employment accounted for 66.8% of the workforce in 2009, down from 70.5% eleven years earlier. In comparison, the share of part-time and seasonal jobs grew 3.5% and 0.2%, respectively between 1998 and 2009 (see Figure 19).

Business Overview

The number of businesses in the survey area increased 41.4% since 1998, or 3.2% at an average annual rate. As of mid-year 2009, there were approximately 2,500 businesses in Newmarket.

Businesses by Size

An analysis of Newmarket's businesses by number of employees indicates that overall employment levels have been quite stable (see Table 27).

Small businesses continue to dominate Newmarket's business community, accounting for 86.4% of firms in 2009. However, it is important to note that there are a number of large firms that operate in Newmarket.

Major Employers

Major employers in Newmarket include:

- Southlake Regional Heath Centre
- Allied International Credit
- Dortec Industries (A Division of Magna International)
- TS Tech Canada
- Newmarket Health Centre
- Flextronics Global

Development Activity

Total non-residential building permit values in Newmarket were approximately $48 million for the first 10 months of 2009. This is an increase of over $34 million, which was recorded during the same 10 month period in 2008. The majority of the permits issued in 2009 were in the institutional sector, which was valued at approximately $37 million.

An overview of some of the larger firms that opened or expanded in Newmarket within the past year is summarized in Table 28.

Recently Opened Businesses, Newmarket, 2009
Table 28

Business Name	Land Use	Building Size
Acklands Grainger	Office	6,000 sq.ft.
Unity Telecom	ICT	25,400 sq.ft.
Barillo's Fine Sausages	Manufacturing	19,700 sq.ft.

Source: Town of Newmarket

Table 29 provides a summary of some of the larger projects under construction in Newmarket during 2009.

Businesses Under Construction, Newmarket, 2009
Table 29

Business Name	Land Use	Building Size
Diversicare	Retirement Residence	138,800 sq.ft.
7181 Woodbine Investments Inc.	Retail Plaza	38,500 sq.ft.
Andrew Vincent Holdings	Manufacturing	20,000 sq.ft.
Town of Newmarket Operations Centre	Institutional	65,800 sq.ft.
Southlake Regional Cancer Centre	Institutional	150,000 sq.ft.

Source: Town of Newmarket

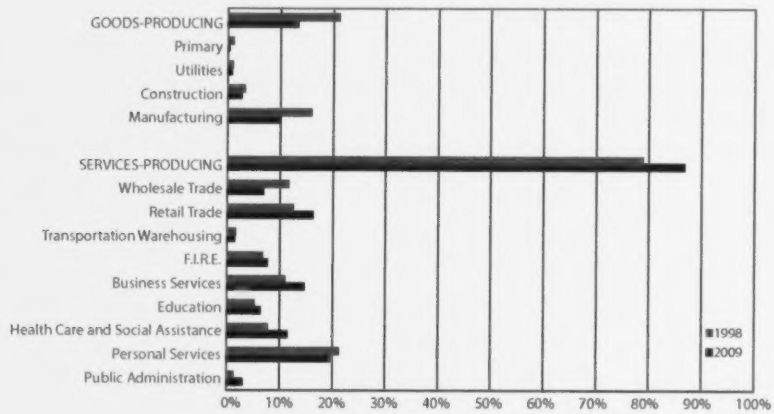
Employment Overview

The 2009 employment survey contacted businesses within all non-residential traffic zones in the Town of Richmond Hill. Employment in the designated survey areas increased by one-third since 1998, or 2.7% at an average annual rate. These areas contained an estimated 55,800 jobs as of mid-year 2009.

Employment by Sector

Employment in Richmond Hill was predominantly service-oriented in 2009, accounting for 86.7% of employment (see Figure 20).

Distribution of Employment by Industry, Richmond Hill, 1998 & 2009
Figure 20



F.I.R.E.: Finance, insurance, real estate & leasing.
Business Services: Professional, Scientific & Technical Services and Management, Administration and Other Support Services.
Personal Services: Information, Culture & Recreation; Accomodation & Food Services; and Other Services.
Unclassified: Insufficient data available to classify industry.

Note: Data based on comparable areas surveyed in 1998 and 2008 York Region Employment Surveys.
Excludes most home and farm based businesses.
Jobs with an unclassified business activity have been redistributed based on the distribution of known industries
Source: York Region Planning & Development Services Department, 2009

Services-producing employment was spread out across a number of sectors, with personal services accounting for 19.4% of employment in the area and retail trade and business services close behind at 16.3% and 14.6%, respectively.

Among goods-producing industries, manufacturing was the dominant sector, comprising 9.7% of total employment in the survey area.

Job growth was widespread in Richmond Hill, with five sectors increasing by almost 50% between 1998 and 2009. Public administration has more than doubled their employment totals in Richmond Hill (increase of 214%), partly attributable to a Regional office near Yonge Street & Highway 7.

RichmondHill Highlights

Population in 2009: 182,700

Jobs in survey area in 2009: 55,800*

Businesses in survey area in 2009: 4,150

Major employment sector in 2009: Personal Services, 19.4%

Fastest-growing employment sector 2008-2009: Construction, 19.0%

Fastest-growing employment sector 1998-2009: Health Care and Social Assistance, 6.4% (average annual growth)

Annual employment growth (2008-2009): 1.1%

Annual business growth (2008-2009): 1.2%

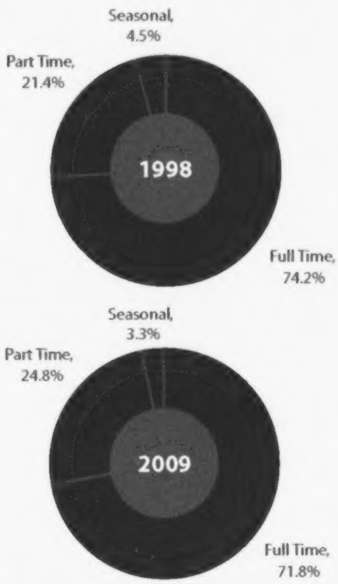
Average annual employment growth (1998-2009): 2.7%

Average annual business growth (1998-2009): 2.4%

*Excludes Farm and home-based businesses

Note: Employment growth is calculated within the 2009 Survey Areas.

Employment Distribution by Type of Worker, Richmond Hill, 1998 and 2009
Figure 21



Source: York Region Planning and Development Services Department, 2009
Note: Totals may not add due to rounding

Businesses by Size, Richmond Hill 1998, 2008 and 2009
Table 30

Business Size Category	1998	2008	2009
Small (1-19 employees)	2,800	3,500	3,560
Medium (20-99 employees)	340	480	490
Large (100-499 employees)	60	80	80
Very Large (500+ employees)	3	5	5
Total	3,200	4,100	4,150

Notes: Excludes farm and home-based businesses. Totals may not add due to rounding
Source: York Region Planning & Development Services Department, 2009.

Employment by Type of Worker

The number of full-time and part-time jobs increased 30.3% and 56.3% respectively between 1998 and 2009, and subsequently the proportion of full-time employment has decreased. Seasonal employment also experienced a marginal decrease in both the number of jobs and proportion of employment. As of 2009, full-time employment accounted for 71.8% of employment in Richmond Hill, compared to 74.2% in 1998 (see Figure 21).

Business Overview

The number of firms in Richmond Hill's survey area increased 29.2% since 1998, or 2.4% at an average annual rate. As of mid-year 2009, there were an estimated 4,150 firms in Richmond Hill.

Businesses by Size

Small businesses made up 85.8% of Richmond Hill's business community in 2009, as last years proportion of medium and large-sized firms remained relatively stable (see Table 30).

This growth in the number of medium and large-sized firms since 1998 highlights the desirability of Richmond Hill as a business destination for both larger firms looking to locate in the Town and for existing firms to expand.

Major Employers

Major employers in Richmond Hill include:

- York Central Hospital
- Apotex
- Rogers Cable (Ontario)
- Acklands Grainger
- Walmart
- Sheraton Parkway Hotel and Convention Centre
- Staples – Head Office
- Victaulic Company of Canada Ltd.

Development Activity

Total non-residential building permit values in Richmond Hill were approximately $51 million for the first 10 months of 2009, a decrease of approximately $14 million from the previous year.

Table 31 summarizes a few of the larger developments that opened in Richmond Hill in 2009.

Recently Opened Businesses, Richmond Hill, 2009
Table 31

Business Name	Land Use	Building Size
Cosmo Music	Retail	55,000 sq.ft.
Holiday Inn Express	Retail	81,000 sq.ft.
Ash City	Industrial	250,000 sq.ft.
Trimark Sportswear	Industrial	156,000 sq.ft.

Source: Town of Richmond Hill

A summary of some of the larger projects that were under construction in Richmond Hill in 2009 is provided in Table 32.

Businesses Under Construction, Richmond Hill, 2009
Table 32

Business Name	Land Use	Building Size
Compugen	Industrial	120,000 sq.ft.
BMW	Industrial	70,000 sq.ft.
iServe	Industrial	66,000 sq.ft.
Dye & Durham	Industrial	45,000 sq.ft.

Source: Town of Richmond Hill

Vaughan Highlights

Population in 2009: 280,300

Jobs in survey area in 2009: 159,300*

Businesses in survey area in 2009: 9,300

Major employment sector in 2009: Manufacturing, 25.4%

Fastest-growing employment sector 2008-2009: Personal Services, 11.9%

Fastest-growing employment sector 1998-2009: Business Services, 8.8% (average annual growth)

Annual employment growth (2008-2009): -1.0%

Annual business growth (2008-2009): 1.6%

Average annual employment growth (1998-2009): 3.4%

Average annual business growth (1998-2009): 3.0%

*Excludes Farm and home-based businesses

Note: Employment growth is calculated within the 2009 Survey Areas.

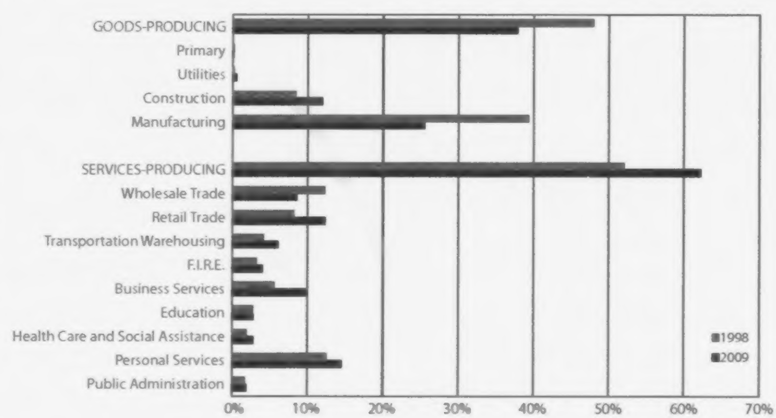
Employment Overview

The 2009 employment survey captured all non-residential areas in the City of Vaughan. Between 1998 and 2009, employment in Vaughan grew at an average annual rate of 3.4%. As of mid-year 2009, there were an estimated 159,300 jobs in Vaughan, an increase of 44% or 48,700 jobs since 1998.

Employment by Sector

Employment in the City of Vaughan is primarily in the service-producing industries, which account for 62.2% of total employment. In 2009, goods-producing industries accounted for 37.8% of employment in Vaughan, down from 1998 rates when approximately even distribution of both goods-producing industries and services-producing industries was documented (see Figure 22).

Distribution of Employment by Industry, Vaughan, 1998 & 2009
Figure 22



F.I.R.E.: Finance, insurance, real estate & leasing.
Business Services: Professional, Scientific & Technical Services and Management, Administration and Other Support Services.
Personal Services: Information, Culture & Recreation; Accomodation & Food Services; and Other Services.
Unclassified: Insufficient data available to classify industry.

Note: Data based on comparable areas surveyed in 1998 and 2008 York Region Employment Surveys.
Excludes most home and farm based businesses.
Jobs with an unclassified business activity have been redistributed based on the distribution of known industries
Source: York Region Planning & Development Services Department, 2009

Among goods-producing industries, manufacturing was by far Vaughan's largest employment sector in 2009, accounting for 25.4% of total employment. Another dominant goods-producing industry in Vaughan was construction which made up of 11.9% of all jobs in Vaughan. Within service-producing industries, personal services and retail trade were the dominant sectors, making up 14.5%, 12.3% respectively.

The employment sector with the highest growth rate in Vaughan since 1998 was business services, followed closely by retail trade. The growth in retail trade employment can be attributed to the development of new retail developments including the Vaughan Mills Shopping Centre. Transportation/warehousing was the third-fastest growing sector between 1998 and 2009, virtually doubling during this period. Health care & social assistance also saw noticeable growth from 2008 to 2009, along with construction, personal services and F.I.R.E.

Employment by Type of Worker

Since 1998, the number of part-time jobs in Vaughan has more than doubled, resulting in part-time employment gaining an increased share of total employment in Vaughan from 1998 to 2009. During this period, part-time jobs rose from 11.0% of Vaughan's total employment to 18.0% (see Figure 23). This is partly due to the strong growth in retail employment, which typically employs part-time workers. Full-time workers accounted for 76.9% of all jobs in 2009, down slightly from 1998.

Business Overview

The number of businesses in Vaughan's surveyed areas increased 3.1% on an average annual basis. By 2009, there were over 9,300 firms in the surveyed areas in Vaughan.

Businesses by Size

Table 33 outlines the distribution of businesses in Vaughan by size category. The distribution of businesses by size remained relatively the same in 2009 as in 1998. However, it should be noted that the number of businesses in all categories increased since 1998, with the number of very large businesses almost doubling. This indicates Vaughan's increasing desirability as a place to locate and for existing firms wishing to expand locally.

Major Employers

Major employers in Vaughan include:

- Canada's Wonderland
- UPS (United Parcel Service)
- Royal Group
- Con Drain (1983) Limited
- Ganz
- Canadian National Railways
- Sears Canada National Service
- Bondfield Construction

Development Activity

Total non-residential building permit values in Vaughan were approximately $200 million for the first 10 months of 2009. The majority of the permits issued were in the commercial and institutional sectors, which were valued at approximately $100 million and $75 million, respectively.

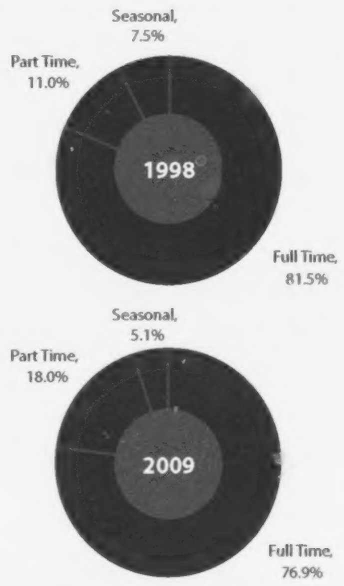
A number of firms opened or expanded their presence in Vaughan in 2009. Table 34 provides an overview of some of the larger developments.

Recently Opened Businesses, Vaughan, 2009
Table 34

Business Name	Land Use	Building Size
Sobey's Inc.	Distribution Centre - Food & Grocery	510,800 sq.ft.
UPS Canada (expansion)	Courier Service	463,000 sq.ft.
Transcontinental Inc.	Commercial Printer	186,000 sq.ft.
RuggedCom (expansion)	Manufacturing of Communications Equipment	130,000 sq.ft.
Cara Operations Ltd.	Head Office - Restaurant Management	102,000 sq.ft.
8800 Dufferin St.	Office Building	68,700 sq.ft.
Ace Bakery	Commercial Bakery	24,600 sq.ft.

Source: City of Vaughan

Employment Distribution by Type of Worker, Vaughan, 1998 and 2009
Figure 23



Source: York Region Planning and Development Services Department, 2009
Note: Totals may not add due to rounding

Businesses by Size, Vaughan 1998, 2008 and 2009
Table 33

Business Size Category	1998	2008	2009
Small (1-19 employees)	5,500	7,600	7,680
Medium (20-99 employees)	1,000	1,300	1,300
Large (100-499 employees)	180	260	275
Very Large (500+ employees)	13	26	21
Total	6,700	9,100	9,300

Notes: Excludes farm and home-based businesses. Totals may not add due to rounding
Source: York Region Planning & Development Services Department, 2009.

Several businesses were also under construction in 2009. A summary of some of the larger projects is provided in Table 35.

Businesses Under Construction, Vaughan, 2009
Table 35

Business Name	Land Use	Building Size
Longos	Head Office and Distribution Grocery	265,000 sq.ft.
Adidas Canada	Head Office - Athletic Equipment and Apparel	149,300 sq.ft.
Roybridge Holdings	Office Building	149,300 sq.ft.
Ganz Realty	Industrial Single Use	108,500 sq.ft.
First Capital Asset Management Corporation	Commercial Multi Use	94,300 sq.ft.
Lormel Development	Industrial Multi Use	85,600 sq.ft.
Vaughan West II Limited	Industrial Multi Use	76,000 sq.ft.
Condor Properties	Office Building	59,800 sq.ft.

Source: City of Vaughan

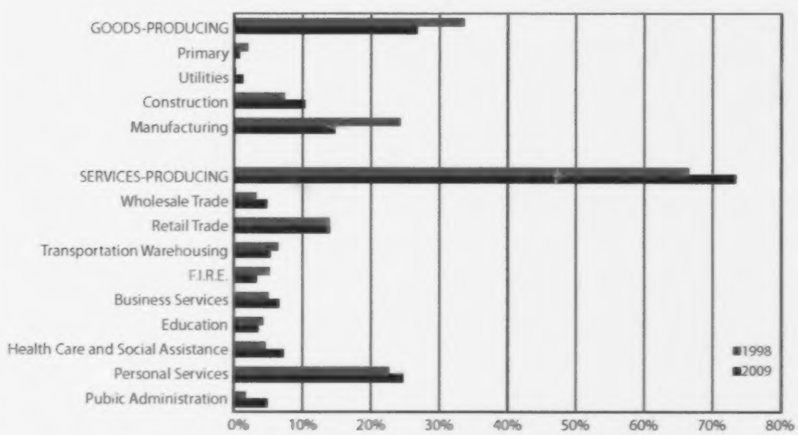
Employment Overview

The 2008 employment survey contacted businesses within all non-residential traffic zones in the Town of Whitchurch-Stouffville. Whitchurch-Stouffville's survey area had an estimated 10,300 jobs in 2009. This represents an increase in employment of 93.9% since 1998.

Employment by Sector

The majority of employment in Whitchurch-Stouffville is concentrated in service-producing industries, accounting for 73.3% of employment in the survey area (see Figure 24).

Distribution of Employment by Industry, Whitchurch-Stouffville, 1998 & 2009
Figure 24



F.I.R.E.: Finance, insurance, real estate & leasing.
Business Services: Professional, Scientific & Technical Services and Management, Administration and Other Support Services.
Personal Services: Information, Culture & Recreation; Accomodation & Food Services; and Other Services.
Unclassified: Insufficient data available to classify industry.

Note: Data based on comparable areas surveyed in 1998 and 2008 York Region Employment Surveys.
Excludes most home and farm-based businesses.
Jobs with an unclassified business activity have been redistributed based on the distribution of known industries
Source: York Region Planning & Development Services Department, 2009

Within services-producing sectors, personal services and retail trade were the primary employers, employing 24.6% and 13.8% of workers in the area. Golf-related employment accounts for approximately one-third of jobs within the personal services sector.

Of the 26.6% of employment in the goods-producing sector, 14.6% was located in the manufacturing sector in 2009, down from 24.2% in 1998.

Among all employment sectors, employment growth was highest in the utilities sector, which recorded an extremely high growth rate due to adding nearly 120 jobs to a very small base in 1998. Substantial growth was also seen in public administration, health care and social assistance, and wholesale trade, which all more than doubled employment totals from 1998 to 2009. This widespread employment growth is indicative of strong overall growth in the area.

Whitchurch-Stouffville
Highlights

Population in 2009: 34,300

Jobs in survey area in 2009: 10,300*

Businesses in survey area in 2009: 750

Major employment sector in 2009: Personal Services, 24.6%

Fastest-growing employment sector 2008-2009: Construction, 49.8%

Fastest-growing employment sector 1998-2009: Utilities, 39.9% (average annual job growth)

Annual employment growth (2008-2009): 4.1%

Annual business growth (2008-2009): 4.0%

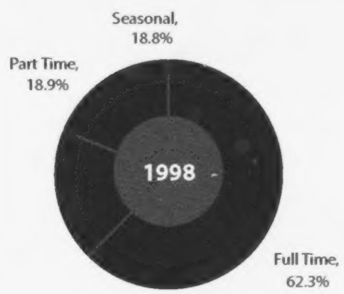
Average annual employment growth (1998-2008): 6.2%

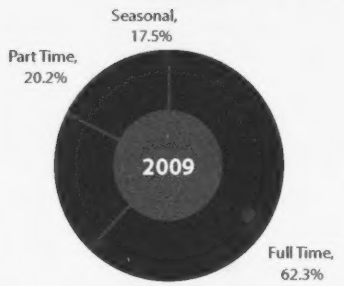
Average annual business growth (1998-2009): 3.3%

*Excludes Farm and home-based businesses

Note: Employment growth is calculated within the 2009 Survey Areas.

Employment Distribution by Type of Worker, Whitchurch-Stouffville, 1998 and 2009
Figure 25





Source: York Region Planning and Development Services Department, 2009
Note: Totals may not add due to rounding

Employment by Community

The following analysis outlines employment trends in the individual communities located within Whitchurch-Stouffville.

Stouffville

As of mid-year 2009, it is estimated there are over 5,300 jobs in the community of Stouffville, up from approximately 2,900 in 1998. This translates to a healthy average annual growth rate of 5.5%. In 2009, the primary employment sectors in the community were retail trade, personal services, and manufacturing, which accounted for 23.4%, 20.6% and 14.2% of employment, respectively.

Ballantrae

Ballantrae employment more than doubled between 1998 and 2009, while the number of businesses in the community grew by almost half. There are currently approximately 430 people working in just over 50 businesses in Ballantrae. Personal services is the dominant sector in Ballantrae, accounting for 32.5% of employment, followed by the health care and social assistance sector at 21.2%.

Gormley

Businesses and employment in Gormley both increased since 1998, with the number of jobs more than doubling and the number of businesses nearly doubling. As of mid-year 2009 there were approximately 2,200 jobs and 120 firms in Gormley. The major employment sectors included transportation and warehousing, personal services, manufacturing and construction accounting for 21.3%, 16.8%, 18.9%, and 17.4% of jobs, respectively.

Since 1998, personal services and construction sectors recorded the largest employment increases in Gormley. Personal services grew at an average annual rate of 14.9%, adding approximately 290 new jobs. The construction sector witnessed a significant gain in employment, growing at an average annual rate of 15.8% since 1998, adding 260 new jobs.

Vandorf

Overall employment totals are relatively unchanged in Vandorf since 1998, adding approximately 15 businesses and 155 jobs. However, it is important to note that employment growth has fluctuated greatly over the past 10 years, with both decreases and increases in employment on an annual basis. The sector showing the largest employment in Vandorf is construction, which accounted for approximately 50% of jobs in the area as of 2009.

Employment by Type of Worker

The majority of jobs in Whitchurch-Stouffville were full-time in 2009, with 62.3% of jobs falling into this category (see Figure 25). The proportion of part-time employment was stable in Whitchurch-Stouffville, while seasonal employment fell 1.3% to 17.5% in 2009.

Business Overview

The number of businesses in the surveyed areas increased by 43.0% since 1998, or 3.3% on an average annual basis. As of mid-year- 2009, there were an estimated 750 firms.

Businesses by Size

While small firms comprise the majority of businesses in Whitchurch-Stouffville, there is evidence of a growing number of medium and large firms in the area. Between 1998 and 2009, the total number of small firms comprises 84.6% of all businesses, while medium and large firms also increased from the 1998 levels (see Table 36).

The increasing number of medium and larger businesses is indicative of the growing attraction of Whitchurch-Stouffville as a business destination.

Major Employers

Major employers in Whitchurch-Stouffville include:

- Novopharm Limited
- Southwire Canada
- Strategic Information Technology
- K-Line Group
- Hanson
- Stock Transportation Ltd.
- Walmart

Development Activity

Total non-residential building permit values in Whitchurch-Stouffville were approximately $10 million for the first 10 months of 2009, a decrease from the approximate $25 million for the first 10 months of 2008.

A number of firms opened or expanded their presence in Whitchurch-Stouffville in 2009. Table 37 provides an overview of some of the larger developments:

Recently Opened Businesses, Whitchurch-Stouffville, 2009
Table 37

Business Name	Land Use	Building Size
Diversicare Retirement Home	Institutional	107,800 sq.ft.
Deep Foundations	Industrial	26,800 sq.ft.
Ampot Portable Toilets	Industrial	7,300 sq.ft.
Richmond Welding	Industrial	23,900 sq.ft.
61 Ringwood, Industrial Plaza	Light Industrial	21,300 sq.ft.
Emerald Hills, Clubhouse	Commercial	2,500 sq.ft.
Novopharm	Industrial	20,500 sq.ft.
Smart Centres	Commercial	56,800 sq.ft.

Source: Town of Whitchurch-Stouffville

Several businesses were also under construction in 2009. A summary of some of the larger projects is provided in Table 38.

Businesses Under Construction, Whitchurch-Stouffville, 2009
Table 38

Business Name	Land Use	Building Size
Novopharm	Industrial	3,500 sq.ft.
Sentinel Self-Storage	Industrial	30,000 sq.ft.
Meadowbrook	Commercial	4,000 sq.ft.
Shopper's Plaza	Commercial	30,000 sq.ft.
Aurora Petro	Commercial	1,500 sq.ft.
Royal Bank of Canada	Commercial	4,600 sq.ft.
Hyundai	Commercial	12,300 sq.ft.
Toyota	Commercial	29,900 sq.ft.

Source: Town of Whitchurch-Stouffville

Businesses by Size, Whitchurch-Stouffville 1998, 2008 and 2009
Table 36

Business Size Category	1998	2008	2009
Small (1-19 employees)	460	610	635
Medium (20-99 employees)	60	95	100
Large (100-499 employees)	7	18	17
Very Large (500+ employees)	0	0	0
Total	530	720	750

Notes: Excludes farm and home-based businesses. Totals may not add due to rounding
Source: York Region Planning & Development Services Department, 2009.

Data Collection

Data collection for the 2009 York Region Employment Survey included all non-residential traffic areas across York Region (excluding home and farm based businesses). Traffic zones, which represent the smallest unit of measure for which historical employment data is available, were used to approximate existing employment areas. If an employment area was located within a portion of a traffic zone, all businesses located within that traffic zone were surveyed.

Data was collected from York Region businesses in a variety of forms:

- Through door-to-door interviews with the business community (primary method);
- Via telephone interviews (for businesses unable to contact in person); and
- Electronically through e-mail messages, online entries via our corporate website and facsimile submissions from the business community.

Businesses were contacted between May and August of 2009 by York Region Employment Surveyors. The primary method of contact was through door-to-door interviews. The door-to-door methodology, while time intensive, was warranted due to the analytic requirement of obtaining a complete data set for the area. Survey interviewers used survey sheets pre-filled with business information if that business was already listed in the York Region Employment Database and a blank survey form for new businesses (see Figure 26). Within each traffic zone all businesses were directly contacted and details about business activity, changes in employment levels and contact information were updated for existing businesses or initiated for businesses new to that area. Where records showed a business that was no longer at the address in 2009, efforts were made to contact the business by phone to establish either a new location, or to record the probable closure of the business. For businesses unable or unwilling to conduct a door-to-door interview, the option was given to either have a surveyor call them at a mutually convenient time or to provide them with a blank survey form and have them complete and return it at their leisure. For businesses that declined to participate or could not be contacted either in person or by telephone during regular office hours, it was assumed that all information relating to that business remained unchanged from the date they were last surveyed.

Business information was also obtained from businesses outside of selected traffic zones that were interested in being included in the York Region Business Directory. This information was received from online submissions via our corporate website, facsimile submissions or e-mail messages.

Ontario's Rising Star
York Region
Markham · Vaughan · Richmond Hill · Newmarket · Aurora
Georgina · Whitchurch-Stouffville · East Gwillimbury · King

York Region Business Information Update 2009

Please take a moment to add or update your business information for our records. All information provided will remain confidential and will be grouped together with other data for economic analysis and land use planning purposes only. If desired, you can choose to have limited information (name, address) included for FREE in local and regional business directories. Thank you.

---BUSINESS IDENTIFICATION---

Business Name:

Internet Address:

Business Activity:
What does your Business Do?

--- EMPLOYMENT---

	On-Site	Off-Site	Total
Full-time (30+ hrs/week):			
Part-time (<30 hrs/week):			
Seasonal:			
Total Employment:			

Number of Shifts:

Hiring in Next 3 Months? ☐ Yes ☐ No ☐ Unsure

---ADDRESS---

Physical Address: **Municipality:** **Postal Code:**

Suite / Mailing Unit: **Other Occupied Units:**

Mailing Address (if different from above): **Postal Code:**

---CONTACT INFORMATION---

Survey Information Contact (for future information updates)

Name: **Title:**

Phone: **Ext:** **Fax:** **E-Mail:**

Corporate Executive Contact (e.g., Manager, Owner, President)

Name: **Title:**

Phone: **Ext:** **Fax:** **E-Mail:**

---BUSINESS DIRECTORY LISTING---

Do you want to have your business listed for FREE in local and regional business directories? ☐ Yes ☐ No

Contact Name to appear in Directory: Same as Survey Information Contact above ☐ Yes Same as Corporate Executive Contact above: ☐ Yes

If contact information is different from above, please complete below:

Name: **Title:**

Phone: **Ext:** **Fax:** **E-Mail:**

Publish Fax? ☐ Yes ☐ No

---ADDITIONAL INFORMATION (for internal use only)---

Ownership Type: ☐ Independent ☐ Franchise ☐ Branch ☐ School ☐ Government

Is this a home-based business? ☐ Yes ☐ No

Floor Space (sq.ft.):

Is this an Estimate? ☐ Yes ☐ No

Year Established (this location only)

Years at Current Location:

Previous Municipality (if applicable):

Does Your Business Export? ☐ Yes ☐ No

If "No" [above], are you interested in Exporting? ☐ Yes ☐ No

Is this the Canadian Head Office? ☐ Yes ☐ No

If "No" [above], list Head Office location

Province (if in Canada)

Country (if outside Canada)

Coding Section: (Completed by York Region staff) Interviewer Initials: Business ID:

Industry Code NAIC: Traffic Zone: Volunteers:

Secondary NAIC: This Update:

Please return completed form to:
York Region Planning and Development Services Department
17250 Yonge Street, Newmarket, Ontario L3Y 6Z1
Phone: (905) 895-1231 Fax: (905) 954-4607
E-mail: businessdirectory@york.ca

Data Sources and Limitations

Data Accuracy

A number of factors limit the accuracy of the data collected within this report, including:

Data collected was based on responses received from selected businesses. In certain instances however, businesses refused to participate, had a language barrier, had moved to an unknown location or were temporarily closed. As a result, certain business sectors may be over-represented and others under-represented depending on the particular circumstances of businesses in that sector.

While this study analyzes employment patterns in a given area, it does not examine all possible factors that can influence employment rates in a particular location, such as land prices, property tax rates, development charges, and existing space inventories and vacancies. These factors can impact the level of overall economic health in a given area and can also promote or discourage employment growth in one area over another.

The data collected is time-sensitive, in that the information is only accurate as of the date collected. For certain industries undergoing rapid change, the analysis within this report may no longer reflect current circumstances. Caution should therefore be used before making any conclusions based on this information.

Employment Data as a Measure of Economic Activity

The most frequent method of measuring economic activity within a given area is usually through an analysis of the Gross Domestic Product (GDP) of that area. Generally speaking, GDP is a measure of the value added by labour and capital within a country or economic region in transforming inputs purchased from other industries into outputs. Productivity gains are important to a local economy, as they influence how competitive an economy is, and thus are an important factor in the long-term health of a regional economy. The Region performed a study of GDP in 2004 and it is estimated that regional GDP was $37.5 billion.

However, it is important to note that GDP figures are relatively difficult to produce at the regional level. As a result, employment data represents the most readily obtainable means of assessing trends in a regional economy. At the local level, businesses are usually much more agreeable in providing information about the number of people employed, although even this information is still sensitive. Furthermore, the employment rate is a meaningful measure insofar as regional government has objectives about employment for its citizens.

However caution should be noted when comparing GDP growth and employment growth, as an increase in GDP will reflect both an increase in employment and an increase in productivity. Employment data alone, on the other hand, has some limitations as a measure of economic activity, as growth in the number of employees does not necessarily translate into added wealth. For example, a group of five employees in one sector may be far more productive that five employees in another sector in that regard. In addition, increased automation may result in increased productivity but could have a minimal, or even negative, impact on employment. Finally, while employment is a useful indicator of economic activity, turning points in employment tend to lag turning points in the business cycle. As a result, changes in economic conditions may have already occurred before they translate into a shift in employment.

Appendix B

Industrial Sector Definitions

Each business surveyed was assigned a numeric code based on their primary business activity. These codes are based on the North American Industrial Classification (NAIC) system, a hierarchical coding system used by statistical agencies in Canada, the U.S. and Mexico to classify businesses by type of economic activity.

Much of the analysis in this report aggregates business information based on the NAIC coding at different levels of the hierarchy. The 20 NAIC sectoral categories used by Statistics Canada have been combined to 13 sectoral categories in the discussion for clarity of presentation. The combined sectoral categories are summarized below:

Primary Industries (NAIC sectors 11, 21) Includes all agricultural activity, forestry, fishing, hunting, mining, oil and gas extraction and related support activities.

Utilities (NAIC sector 22) Includes electric power generation, transmission and distribution, natural gas distribution and water, sewage and other systems.

Construction (NAIC sector 23) Includes land development, building and engineering construction and project management and all construction trades contracting (e.g., concrete pouring, roofing, drywall and painting, electrical, fencing).

Manufacturing (NAIC sectors 31-33) Includes food and beverage manufacturing, textile and clothing production, wood and paper products manufacturing, printing, petrochemical manufacturing, plastics and rubber manufacturing, non-metallic mineral product manufacturing (e.g., bricks, glass, gypsum board), primary metal manufacturing (e.g., iron and steel mills, metal pipes and wire, foundries), fabricated metal product manufacturing (e.g., stamping, metal doors, boilers, hardware, machine shops, nuts and bolts), machinery manufacturing, computer and electronic equipment, electrical equipment and appliances, transportation equipment manufacturing (e.g., motor vehicles and parts, aerospace and boat building) and furniture manufacturing.

Wholesale Trade (NAIC sectors 41) Includes all wholesale distributors, product agents and brokers.

Retail Trade (NAIC sectors 44-45) Includes all retail stores, retail auto and building supply dealers, gas stations and non-store retailers (e.g., mail order houses, vending machine operators, direct sales).

Transportation, Warehousing and Utilities (NAIC sectors 48-49) Includes passenger and freight transportation and related support activities (e.g., airports, bus stations, vehicle towing), oil and gas pipelines, postal and courier services, warehousing and storage, electric and gas utilities and water and sewerage systems.

Finance, Insurance and Real Estate (NAIC sectors 52, 53) Includes monetary authorities, credit intermediation and related activities (e.g., personal and commercial banking, credit unions, credit card issuing, consumer lending, mortgage brokers, transaction processing), securities and commodities trading, portfolio management and investment advising, insurance carriers and brokers and pension funds.

Business Services (NAIC sectors 54, 55, 56) Includes legal services, accounting, architectural and engineering services, graphic and industrial design, computers systems design, management and human resources consulting, research and development services, advertising and marketing, photography and veterinary services, management of companies and enterprises, office administration and facilities support services, temporary help and employment services, business support services (e.g., telephone call centres, collection agencies), travel agencies and tour operators, investigative and security services, building maintenance services (e.g., pest control, janitorial services, window cleaning, landscaping), trade show services and waste management and remediation services.

Education (NAIC sector 61) Includes educational services (e.g., schools, colleges, training).

Health and Social Services (NAIC sectors 62) Includes doctors, dentists, chiropractors, medical labs, ambulance services, hospitals, nursing and long-term care facilities, social services and child day-care services.

Personal services (NAIC sectors 51, 71, 72, 81) Includes publishing industries (e.g., newspaper, book and software publishers), motion picture and sound recording industries, TV and radio broadcasting, telecommunications services, information services (e.g., news syndicates, libraries, internet providers), data processing services, performing arts, spectator sports industries, heritage institutions (e.g., art galleries, museums, zoos, conservation areas), amusement parks, gambling industry, golf courses and country clubs, skiing facilities, marinas, fitness and recreation centres, hotels and motels, restaurants and bars, caterers, repair and maintenance services (e.g., automotive repair, machinery repair, reupholstery), personal care services (e.g., hair care, funeral homes, laundry services, photofinishing), religious organizations and other civic and professional organizations.

Public Administration (NAIC sector 91) Includes federal, provincial, regional and municipal protective (e.g., fire, police, courts and correctional facilities), regulatory and administrative services.

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